



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice June 2, 2025

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to cricker@town.arlington.ma.us by Monday, June 2, 2025, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Monday, June 2, 2025, at 10:00 am. Please note that all times are estimates; individual agenda items may occur earlier or later than the time noted.

The Arlington Redevelopment Board will meet Monday, June 2, 2025 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Review Meeting Minutes

7:30 pm The Board will review and vote to approve meeting minutes from May 19, 2025.

2. Public Hearing: Docket #3849, 259 Broadway

7:35 pm Notice is herewith given that an application has been filed on April 22, 2025, by Steve Bouboulis, 259 Broadway Realty Trust, 131 Johnson Road, Winchester MA 01890, to open Docket #3849 in accordance with the provisions of the Town of Arlington Zoning Bylaw Sections 5.9.3, Site Plan Review. The applicant proposes to renovate the interior, construct a second egress, and add one additional unit for a total of five (5) units in a multi-family building located at 259 Broadway, Arlington, MA, in the R2 Residential District and Massachusetts Avenue/Broadway Multi-Family Housing Overlay District. The opening of the Docket is to allow the Board to review and approve the application under Section 5.9.3, Site Plan Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

3. Board Calendar Discussion

8:15 pm The Board will discuss its summer meeting schedule.

4. Open Forum

8:30 pm Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made, the night of the

presentation. There is a three-minute time limit to present a concern or request.

5. New Business

8:45 pm

6. Adjourn

9:00 pm (Estimated)



Town of Arlington, Massachusetts

Review Meeting Minutes

Summary:

7:30 pm The Board will review and vote to approve meeting minutes from May 19, 2025.

ATTACHMENTS:

Type	File Name	Description
▢ Meeting Minute (draft)	05192025_DRAFT_Minutes_Redevelopment_Board.pdf	05192025 DRAFT Minutes Redevelopment Board

Arlington Redevelopment Board
Monday, May 19, 2025, at 7:00 PM
Town Hall Annex, First Floor Conference Room
730 Massachusetts Ave, Arlington, MA 02476
Meeting Minutes

This meeting was recorded by ACMI.

PRESENT: Rachel Zsebery (Chair), Eugene Benson, Shaina Korman-Houston, Kin Lau, Stephen Revilak

STAFF: Claire Ricker, Director of Planning and Community Development; Sarah Suarez, Assistant Director of Planning and Community Development

The Chair called the meeting of the Board to order.

The Chair opened with **Agenda Item 1 – Review Meeting Minutes.**

May 5, 2025 – The Board members made no changes to the minutes. The Chair requested a motion to approve the May 5 minutes as submitted. Mr. Benson so moved, Ms. Korman-Houston, and the Board voted in favor 4-0, with Mr. Lau abstaining.

The Chair moved to **Agenda Item 2 – Public Hearing: Docket #3798, 821 Massachusetts Ave (continued from April 14, 2025).**

Ms. Ricker said that the applicant submitted new and updated materials since the last hearing date, including an updated drawing set, revised dimensional table, revised narrative, new EDR application, and a new SketchUp model.

The applicant was represented by architect Andres Rojas and attorney Mary Winstanley-O'Connor. Ms. Winstanley-O'Connor said that the grading and seeding of the lot will be done on Wednesday, May 20, 2025.

Mr. Rojas said that the areas where materials change on the exterior of the building are accentuated in the new plans, which has added a small amount of square footage. The renderings are from eye level. They intend to use concealed connectors for the rain screen panels, and they have submitted information about those materials.

Mr. Lau asked for confirmation that all the windows would be black or dark gray, and Mr. Rojas responded that they would be. Mr. Lau asked for that to be indicated in the drawings. He also asked if the applicant would be willing to change the trellis on the roof to be PVC- or vinyl-clad, so that it would be lighter. He would also like the trellis to be a smaller and lighter framing. He asked that the parapet returns at the articulation in the façade to be clearly indicated on the plans.

Mr. Revilak asked why one of the windows in the middle section of the east elevation is smaller than the other two. Mr. Rojas replied that the smaller window will be over a kitchen counter.

Mr. Revilak said that he prefers the darker color for the trellis, and he would not like to see it be a different color from everything else on the building.

Ms. Korman-Houston said that the fiber cement, cornice, and stone base are all very close in color and are likely to fade together. She would prefer to see one of those three materials in a slightly darker shade. She likes the darker trellis as it provides contrast.

The Chair said that she appreciates that the applicant has addressed all the comments made at the last meeting. She agreed with Ms. Korman-Houston, and she would like the applicant to propose a slightly darker color for the rain screen

panels, the water table, or the cornice. The proposed changes could be sent to DPCD, which would then share them with the Board, rather than continuing the hearing and requiring the applicant to come to another Board meeting.

The Chair said that she prefers the darker color for the trellis. Mr. Rojas said that it would be made of metal in a dark color. The Chair asked that the applicant include materials indicating the final color of the trellis in the materials to be submitted to DPCD.

Mr. Lau said that he does not see the colors of the rain panels, water table, and cornice as a problem, but he will support the Board in asking for a change if the rest of the Board wants to see that. He is also willing to accept a darker trellis.

The Chair opened the floor to public comment. Seeing no one who wished to speak, she closed public comment.

The Chair noted that at a previous meeting, a member of the public asked if a bench or something else could be created from the wood of the large tree to be taken down, to remain onsite. She asked if the applicant would be willing to do so. Mr. Rojas replied that they will consult with an arborist, and if possible, they will create a table or bench to remain on site.

Mr. Benson asked that the permit include the date of the most recent set of plans, because so many different plans have been submitted. He also requested that the requirement to plant trees along the entire site, including the CVS portion of the site, be included as a special condition.

The Chair also suggested a special condition that no exterior venting will be included on any exterior walls. Mr. Rojas noted that all venting will take place through the roof.

The Chair said that she thinks the design has improved and fits in more contextually with the adjacent neighborhood than earlier designs, but it is still not quite what she hoped for.

The Chair asked for a motion to approve Docket 3798, 821 Mass Ave, with the finding that the proposal in its current form meets the requirements of Section 3.3 and 3.4 of the Zoning Bylaw, with the following special conditions:

- that the parapet return and articulation of the façade be constructed as submitted;
- that the window framing be black or dark gray as indicated in the renderings;
- that the final selection of the coloration of the water table, rain screen, parapet, and trellis be submitted to the Board for approval through DPCD;
- that the owner make every effort to salvage some of the wood from the old growth pine tree being removed to be used for a bench or table on site;
- that this approval applies to the version of the plans dated 5/19/2025;
- that there will be no exterior venting on the vertical facades for any of the units in the building or any of the building systems;
- that this project will adhere with the street tree bylaw (Section 6.3 of the Zoning Bylaw) for the entire site, including the CVS area, per the submitted site plan; and
- that all signage must be submitted as a separate permit.

Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 3 – Public Hearing: Docket #3348, 821-837 Massachusetts Ave (continued from April 14, 2025).**

The Chair noted that the Board needs to amend special condition 5 as it was originally set forth in the 2009 decision. She asked for a motion that the Board's decision regarding Docket 3348, issued on or about April 13, 2009, and amended on or about November 4, 2019, be further amended by modifying special condition number 5 as set forth in the 2009 decision to read: "The Atwood House shall be replaced, consistent with the ARB decision in docket number 3798." Mr. Benson so moved, Mr. Lau seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 4 – Town Meeting Discussion.**

Article 38

The Chair noted that the Board has previously discussed the Greenspon substitute motion for Article 38. They did not take a formal vote, but the Board members who had previously voted against the article still had concerns about some of the same issues with the substitute motion, and the Board member who had previously voted for the article was in support of the substitute motion as well. Another substitute motion has been submitted by James Fleming. It addresses some of the Board's concerns, but it also creates other challenges.

Mr. Benson said that he wrote a memo in response to the Fleming substitute motion which has been posted to the Annotated Warrant. He thinks that the Zoning Bylaw should be amended to allow more flexibility with home occupations, given that it was written before the availability of tools enabling remote work. However, the Fleming substitute motion has a significant number of legal and policy flaws.

- It allows noise generated to be as loud as allowed by the noise abatement bylaw, which allows up to 85 decibels at the property line. 85 decibels is comparable to the sound of a diesel truck or gasoline-powered snow-blower, which Mr. Benson thinks is too high and could damage someone's hearing. He also noted that noise produced in a building that registered at 85 decibels at the property line would be significantly higher inside the building. The noise abatement bylaw was written for things like outdoor construction and demolition, and it was never intended to be applied to home employment or other work conducted in residential areas. The state noise bylaw is completely different and limits noise to 10 decibels above ambient, but it cannot easily be applied to this article because it is intended for situations in which it is possible to figure out ahead of time what the noise level is likely to be and what mitigation should be required. Mr. Fleming's substitute motion also removed a statement from the original motion saying that the home occupation shall not become objectionable or detrimental to residential uses.
- Mr. Fleming added the word "commercial" to the definition of home occupation, which excludes non-residential uses such as non-profits.
- Mr. Fleming replaced the phrase saying that no non-residents shall be employed within the residence with a phrase saying that no more than two non-residents can be employed there. That could be read to mean that no residents can be employed there. Allowing non-resident employees should be done in a way that indicates that at least one resident must also be employed there.
- The description of what can be sold onsite is ambiguous. It is not clear what items can be sold that were made onsite, and what items can be sold that were not made onsite.
- The prohibition of explosive and hazardous materials should have cited the state hazardous waste law.
- The substitute motion only allows home occupations inside the residence, but it should allow work outside as well.

Mr. Benson said that he thinks that Mr. Fleming's ideas about supporting home occupations are good, but the execution of the substitute motion is highly flawed. The problems are all fixable, but it would be too rushed to try to submit an amendment at this stage. He would prefer to work with Mr. Fleming to create a better warrant article for a future Town Meeting.

The Chair also noted that the substitute motion also created new signage rules that were not connected to the existing signage bylaw.

Ms. Korman-Houston said that she appreciated Mr. Fleming's attempts to address the Board's concerns, but she agrees with Mr. Benson's concerns. She would like to see Mr. Benson and Mr. Fleming work together to present a modified article to a future Town Meeting.

Mr. Revilak said that he also has a problem with the way signage is treated. He is not concerned about the noise issue, because it still says that business uses on the premises shall not have a detrimental impact on the neighborhood or residential uses on the premises. He also noted that there are other methods of dealing with noisy neighbors. He will probably support the substitute motion at Town Meeting.

Mr. Lau said that he agreed with Mr. Benson's concerns. He thinks that Mr. Fleming should work further with the Board to make modifications. He also noted that there has been no public input. Because this is a substitute motion, it did not have a public hearing as the original motion did.

The Chair noted that it is difficult to write zoning bylaws, because they connect to so many other local and state bylaws and ordinances, and so many scenarios must be considered. It is preferable for people presenting zoning warrant articles to work closely with the Board and/or DPCD to make sure that their proposals are consistent with state and local laws and regulations and that they will have the desired effect.

Mr. Benson noted that the specific requirement that noise not exceed 85 decibels at the property line in the substitute motion would take precedence over the general requirement not to disturb neighbors.

The Chair said that if asked at Town Meeting, she would say that the majority of the Board is not in support of the substitute motion as currently written, but is support of the spirit of the amendment, and would be open to working further with Mr. Fleming.

Article 40

An amendment, a motion to commit, and an amendment to the motion to commit have all been proposed for Article 40.

Mr. Revilak said that the motion to commit may indicate that the Board Report did not share enough information about research that has been done on this issue in the past. He thinks that the motion seems like a way to drag the process out.

Mr. Benson said that he does not think that forming a committee is necessary for Town Meeting to reach a decision. Mr. Lau agreed.

The Chair said that the Town has a finite number of people with expertise on zoning, and they are asked to serve on such committees over and over again. The Board has already formed committees for the Comprehensive Plan process and for both the Arlington Heights and East Arlington rezoning process. Town Meeting just voted to create a committee to plan an affordable housing overlay, which the Board and DPCD will also have to staff. She is afraid that adding another committee will burn through the volunteers and DPCD staff, who are also committed to working on transportation priorities, sustainability initiatives, and other objectives.

Ms. Korman-Houston agreed.

Mr. Revilak noted that the amendment to the motion to commit says that the committee should look at infrastructure and environmental resources, but it removes both the Department of Public Works and the Environmental Planner.

Mr. Benson noted that if the committee presents a proposal to the Board that involves rezoning the R0 and R1 districts, DPCD will need to send first-class notification to everyone in the affected districts. He would like to get an estimate of how much that will cost. Such a notification is not required by the current language of Article 40, which is a use change, not a zoning map change. Based on previous large mailings, Ms. Ricker estimated that it would be approximately \$10,000 in postage. Mr. Benson noted that there would also be the costs of printing and staff time. He also said that he believes the motion to commit violates state law, because warrant articles can only be filed by the Redevelopment Board, the Select Board, or a group of at least ten citizen residents.

The Chair said that if asked at Town Meeting, she would say that the Board is not in support of the motion to commit or the amendment to the motion to commit because of the finite resources available and the fact that the Board's 2026 agenda is already set, as well as the flaws in the infrastructure and environmental resources in the amendment.

Mr. Revilak moved that the Board does not support the Motion to Commit for Article 40 and its amendment. Mr. Benson seconded. The Board voted unanimously in favor of the motion.

The Chair noted that the Board will not have time to review the Friedman Amendment to Article 40

The Chair asked for a motion to adjourn. Ms. Korman-Houston so moved, and Mr. Lau seconded. The Board voted and approved unanimously.

Meeting **Adjourned to Town Meeting at 8:00 pm.**

Documents used:

- Agenda Item 1 DRAFT ARB Minutes – May 5, 2025
- Agenda Item 2 821 Mass Ave – EDR Special Permit Application – 2025-05-19
821 Mass Ave – Revised Dimensional and Parking Info – 2025-05-19
821 Mass Ave – Revised Narrative – 2025-05-19
821 Mass Ave – Drawing Set – 2025-05-19
821 Mass Ave – Concealed fixing solution – Equitone
821 Mass Ave – LEED Checklist – 2024-09-05
821 Mass Ave – Materials Board – Exterior Finishes – 2025-03-10
- Agenda Item 3 Decision Docket 3348 821-837 Mass Ave – 04-13-2009
Docket 3348 Re-opening Decision – 833 Mass Ave – 11-04-2019
- Agenda Item 4 Article 38 Greenspon Substitute Motion
Article 38 Fleming Substitute Motion
Article 40 Friedman Amendment
Article 40 Goldsmith-Miller Motion to Commit
Article 40 Cullinane Amendment to Motion to Commit



Town of Arlington, Massachusetts

Public Hearing: Docket #3849, 259 Broadway

Summary:

7:35 pm

Notice is herewith given that an application has been filed on April 22, 2025, by Steve Bouboulis, 259 Broadway Realty Trust, 131 Johnson Road, Winchester MA 01890, to open Docket #3849 in accordance with the provisions of the Town of Arlington Zoning Bylaw Sections 5.9.3, Site Plan Review. The applicant proposes to renovate the interior, construct a second egress, and add one additional unit for a total of five (5) units in a multi-family building located at 259 Broadway, Arlington, MA, in the R2 Residential District and Massachusetts Avenue/Broadway Multi-Family Housing Overlay District. The opening of the Docket is to allow the Board to review and approve the application under Section 5.9.3, Site Plan Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

ATTACHMENTS:

Type	File Name	Description
▣ Application for Special Permit	259_Broadway_-_Site_Plan_Review_Application_2024-06-10.pdf	259 Broadway - Site Plan Review Application
▣ Application for Special Permit	259_Broadway_-_Dimensional___Parking_Info_-_UPDATED_2025-05-20.pdf	259 Broadway - Dimensional & Parking Info
▣ Application for Special Permit	259_Broadway_-_Impact_Statement_2025-04-10.pdf	259 Broadway - Impact Statement
▣ Application for Special Permit	259_Broadway_-_Existing_photos.pdf	259 Broadway - Existing photos
▣ Application for Special Permit	259_Broadway_-_Plans___Drawings_2025-05-20.pdf	259 Broadway - Plans & Drawings
▣ Application for Special Permit	259_Broadway_-_LEED_Scorecard.pdf	259 Broadway - LEED Scorecard
▣ Application for Special Permit	259_Broadway_-_TDM.pdf	259 Broadway - Transportation Demand Management Plan
▣ Application for Special Permit	259_Broadway_-_Roof_Analysis_-_2025-04-11.pdf	259 Broadway - Roof Analysis
▣ Application for Special Permit	259_Broadway_-_Locus_Map.pdf	259 Broadway - Locus Map
▣ Application for Special Permit	SPR_memo_Docket_259_Broadway.pdf	SPR memo Docket 259 Broadway

PLANNING & COMMUNITY
DEVELOPMENT

DOCKET 3849

2025 APR 22 PM 2:32

REQUIRED SUBMITTALS CHECKLISTTOWN CLERK
ARLINGTON, MA. 02476
2025 APR 23 AM 10:56

Submit checklist with application. One electronic copy of your application is required; print materials may be requested.

**Application Cover Sheet (project and property information, applicant information)****Dimensional and Parking Information Form (see attached)****Impact statement**

- Respond to Environmental Design Review (Section 3.4) criteria on pages 6-7 of this packet.
- Include summary of neighborhood outreach, if held or planned.

**Drawing and photographs of existing conditions**

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.

**Site plan of proposal. Must include:**

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way;
- Any wetlands or wetland resource areas.

**Drawings of proposed structure/sample materials**

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Physical sample façade materials and color samples.
- Lighting plan and fixtures if not provided on site or landscaping plan.

**Vehicle, Bicycle, and Service Vehicle Plans**

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.

- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

☐ **Sustainable Building and Site Design Elements**

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion L. Applicants MUST submit a current LEED checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. LEED checklists may be found at <https://www.usgbc.org/resources>, under "RATING SYSTEM."

☒ **Proposed landscaping (*may be incorporated into site plan*)**

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.

☒ **Residential and commercial units**

Describe the number, locations, and sizes of residential units, and of affordable units if any. All affordable units must meet the State’s standard for inclusion on the Arlington Subsidized Housing Inventory. Describe the number, locations, and sizes of commercial units, if any. Indicate if units are rental or ownership.

☒ **Plans for sign permits, if signage is an element of development proposal**

☒ **Stormwater management plan**

(for stormwater management during construction for projects with new construction)

☒ **SketchUp Compatible Model, if required**

☐ **Application fee**

(The fee is \$0.20 per square foot of new construction, or a minimum fee of \$500. See Rule 12 of the [ARB Rules and Regulations](#) for more information.)

FOR OFFICE USE ONLY

Docket #: 3849

_____ Site Plan Approved

Date: _____

_____ Received evidence of filing with Registry of Deeds

Date: _____

_____ Notified Building Inspector of Site Plan Review filing

Date: _____

PLANNING & COMMUNITY
DEVELOPMENT

2025 APR 22 PM 2:32

COVER SHEET

Application for Site Plan Review

TOWN CLERK
ARLINGTON, MA. 02476

2025 APR 23 AM 10:55

PROPERTY AND PROJECT INFORMATION

1. Property Address _____
Assessors Block Plan, Block, Lot No. _____ Zoning District _____
2. Deed recorded in the Registry of deeds, Book _____, Page _____
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
3. Present Use of Property (include # of dwelling units, if any)

4. Proposed Use of Property (include # of dwelling units, if any)

APPLICANT INFORMATION

1. **Applicant:** Identify the person or organization requesting the Site Plan Review.
- Name of Applicant(s) _____
- Organization _____
- Address _____
- Street City, State, Zip
- Phone _____ Email _____
2. **Applicant Interest:** The applicant must have a legal interest in the subject property.
- Property owner Purchaser by land contract
- Purchaser by option or purchase agreement ☐ Lessee/tenant
3. **Property Owner:** Identify the person or organization that owns the subject property.
- ☐ Check here if applicant is also the property owner
- Name _____ Title _____
- Organization _____ Phone _____
- Address _____
- Street City, State, Zip
- Phone _____ Email _____

4. **Representative:** Identify any person representing the property owner or applicant in this matter.

Name

Title

Organization

Phone

Address

Street

City, State, Zip

Phone

Email

5. Site Plan Review applied for in accordance with the following Zoning Bylaw section(s):

section(s)

title(s)

6. List any waivers or bonuses being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief:

section(s)

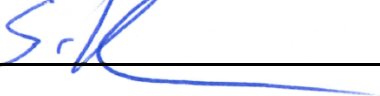
title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the approval you request. Include any reasons that you feel you should be granted the requested approval.

(In the statement below, check the options that apply)

The applicant states that _____ is the owner ☐ or occupant ☐ or purchaser under agreement of the property in Arlington located at _____ which is the subject of this application; and that unfavorable action ☐ or no unfavorable action ☐ has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the site plan be approved.

Signature of Applicant(s):



Address

Phone

DIMENSIONAL AND PARKING INFORMATIONProperty Location: 259 BroadwayZoning District: r-2Applicant: Steve BouboulisAddress: 131 Johnson Rd Winchester MAPresent Use/Occupancy: No. of Dwelling Units and sizes:
4 units- 2315sf, 860sf, 860sf, 570sfUses and their gross square feet:
ResidentialProposed Use/Occupancy: No. of Dwelling Units and sizes:
5 units- 745sf, 785sf, 740sf, 790sf, 1185sfUses and their gross square feet:
Residential

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size	5914	5914	min. 6000
Frontage	146.7'	146.7'	min. 60
Floor Area Ratio ¹	.98	.98	max. n/a
Lot Coverage (%), where applicable	40%	38%	max. n/a
Lot Area per Dwelling Unit (sf)			min. n/a
Front Yard Depth (feet)	8.4'	8.4'	min. 15'
Side Yard Width (feet) right side	15.1'	12.2'	min. 5'
left side			min.
Rear Yard Depth (feet)	7.5'	7.5'	min. 20'
Height stories	3	3	stories ² 4
feet	36'	36'	Feet 52'
Open Space (% of G.F.A. or lot size) ³	46%	46%	min. N/A
Landscaped (sf)	34%	34%	(sf) n/a
Usable (sf)	0	0	(sf) n/a
Parking Spaces (#) ⁴	5	5	min. 5
Parking Area Setbacks (feet) (where applicable)			min. n/a
Loading Spaces (#)	0	0	min. n/a
Bicycle Parking ⁵ short term	0	2	min. 1
long term	0	8	min. 8

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA or lot size, depending on the zoning district. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking and Section 5.9.4.F. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).



Environmental Design Review- Impact Statement for 259 Broadway, Arlington MA 02474

4/14/25

Applicant:

Steve Bouboulis
259 Broadway Realty Trust
131 Johnson Rd
Winchester MA 01890

259 Broadway is a 4-unit multi-family property on a corner lot which has been included in the recent MBMF zoning overlay district. The proposed project includes interior modifications to equalize the unit sizes (currently one unit is 3x larger than the others) and turn it into a 5-unit building. A second means of egress (which does not exist internally) must be built on the only available exterior side, which is the driveway. Our goal is to make the building safe with two legal means of egress, proper fire separation between the units, and a sprinkler system. In addition, we are adding insulation (there is none). We are upgrading the systems to be all electric and each unit will have new finishes through-out. The existing structure is non-conforming and lacks the required setbacks for the MBMF overlay district, however, the proposed project does not ask to make these conditions worse. The site currently has 5 parking spaces, which is the required amount for this proposed use. Given that the property has a walk score of 88, a bike score of 92 and is directly adjacent to bus route 87 the addition of a dwelling unit to this building is in perfect alignment with the purpose of the MBMF overlay district.

1) Preservation of landscape.

The existing landscape is being preserved. There is a small (4"-5") caliper flowering tree on the corner of the property which will remain. In addition, there are several well-established bushes along the front of the house which will also remain. The small garage in the rear is scheduled for removal and this area will be incorporated into the uncovered parking area. No trees or soil are being removed and there will not be any topographical change to the property. It should be noted that there are (2) street trees located in front of the Broadway side. The Palmer frontage, which is shorter, does not have a street tree.

2) Relation of Buildings to Environment.

The existing building will remain. The project proposes to build an egress stair off the back where there is currently a back porch/ back entry.

3) Open Space.

We are proposing to maintain all landscaped areas and improve the visual amenity by removing the chain link fence running along the entire length of Palmer and Broadway.

4) Circulation.

The existing circulation pathways will remain. The driveway will remain. We intend to add a bicycle storage rack in the rear and there will also be adequate bike storage in the basement accessed from the rear.

5) Surface Water Drainage.

The existing building will remain and as such there will be no additional impact on surface water drainage.

- 6) Utility Service.
No change to the existing location of utility services. New water service must be brought in to adequately charge the sprinkler system.
- 7) Advertising Features.
No signage.
- 8) Special Features.
We will locate a trash and recycling enclosure in the rear next to the bike storage.
- 9) Safety.
Both entrances will be well lit and clearly open and visible from the public streets with downlighting and will be on a timer to limit lighting between midnight and 6am.
- 10) Heritage.
The existing building will remain.
- 11) Microclimate.
N/a
- 12) Sustainable Building and Site Design.
We intend to re-use and renovate the existing building on the site.
Energy star appliances will be purchased thru-out.
Hi efficiency electric heat pumps for heating and cooling in each unit.
Electric domestic hot water.
Low flow water fixtures in each unit.
Hi density insulation thru-out for improved thermal performance.
We will provide (2) car chargers.
Every room has a view as well as abundant daylight from morning to afternoon.
No smoking building.



4/14/2025

259 Broadway Arlington MA

Owner

259 Broadway Realty Trust
259 Broadway
Arlington MA

Architect

Zeke Brown
BROWN FENOLLOSA Architects, Inc
197 Broadway Arlington, MA 02474
zeke@brownfenollosa.com / 781.641.9500

Structural

Fergal Brennock
Lovell Rd
Watertown MA
617-828-0376
fergalbrennock@hotmail.com

Fire Protection:

Rustic Fire Protection Inc
320 West MAin St
Norton MA 02766

DRAWING LIST

T1.0	TITLE SHEET AND NOTES
T1.1	CODE
D1.0	DEMO PLANS
D1.1	DEMO PLANS
D1.2	DEMO PLANS
D1.3	DEMO PLANS
A2.0	PROPOSED FLOOR PLANS
A2.1	PROPOSED FLOOR PLANS
A2.2	PROPOSED FLOOR PLANS
A2.3	PROPOSED FLOOR PLANS
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS

STRUCTURAL

S1.0	PLANS
S1.1	PLANS
S1.2	PLANS

ZONING SUMMARY:	259 BROADWAY ARLINGTON
PROPERTY ID: 042.0-0005-0011.0	
ZONING DISTRICT: R2	
MULTI FAMILY DETACHED HOUSE	

DIMENSIONAL CALCULATIONS:			
	REQUIRED:	EXISTING:	PROPOSED:
LOT AREA	N/A	5,914	NO CHANGE
LOT FRONTAGE (MIN)	N/A		NO CHANGE
YARD SETBACKS:			
FRONT:	15'-0"	8.4'	NO CHANGE
RIGHT SIDE:	5'-0"	15.1'	12.3'
SIDE:			
REAR:	20'-0"	7.5'	NO CHANGE
FAR	N/A		
OPEN SPACE LANDSCAPED	N/A		
GREEN SPACE USEABLE	N/A		
LOT COVERAGE	N/A		
MAX BLDG HT (STORIES)	4	3	NO CHANGE
MAX BLDG HT (FEET)	52'-0"	36'-0"	NO CHANGE
PARKING	5	5	NO CHANGE

GENERAL REQUIREMENTS:

CONSTRUCTION SHOULD COMPLY WITH THE MASSACHUSETTS STATE BUILDING CODE (780 CMR, 9TH EDITION) AND LOCAL BUILDING AND ZONING REGULATIONS.

GC/SUBCONTRACTORS TO HOLD GENERAL LIABILITY & WORKER'S COMP INSURANCE; PROVIDE CERTIFICATION PAGES W/ OWNER(S) LISTED.

GC TO BE RESPONSIBLE FOR OBTAINING ALL PERMITTING & INSPECTIONS AS NEC'Y.

GC TO INCLUDE IN BASE BID: PERMIT COSTS, PORTABLE RESTROOM, FINAL CLEANING.

ALL ALLOWANCES ARE FOR MATERIALS ONLY UNLESS OTHERWISE NOTED (UON).

GC TO PROVIDE COSTS FOR FULLY FUNCTIONAL CODE COMPLIANT INSTALLATIONS IN BASE BID (UON).

GC IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL DESIGN DOCUMENTS PRIOR TO CONSTRUCTION. SHOULD A CONFLICT ARISE BETWEEN THE DRAWINGS & SITE CONDITIONS, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY.

GC TO REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR ALL STRUCTURAL DETAILS AND NOTES.

GC TO REFER TO FIRE PROTECTION DRAWINGS FOR ALL SPRINKLER AND ALARM DETAILS AND NOTES.

CONTRACTOR TO MAINTAIN FIRE RATINGS AND FIRE BLOCKING THRU-OUT DURATION OF PROJECT AS REQ'D BY BUILDING CODE.

PLUMBING:

INSPECT SEWER LINE TO STREET WITH VIDEO AND LINE AS NEC'Y.
ELECTRIC H/W HEATER FOR DOMESTIC; LOCATE IN BASEMENT MECH'L ROOMS.
HOUSE PLUMBING TO BE PEX OR COPPER; INSULATE ALL HOT SUPPLY LINES.
MAINTAIN THERMAL ENVELOPES & FROST PROTECTION: PROVIDE INSULATED CHASES AS NEC'Y.

A/C AND HEATING:
NON-DUCTED HEATPUMP SYSTEMS W/ WALL MOUNTED HEADS.
NOTE OUTDOOR CONDENSER LOCATION TO BE AT SIDE OF HOUSE

ELECTRICAL:
GC TO PROVIDE HARDWIRED SMOKE, HEAT, AND CARBON MONOXIDE DETECTORS AS REQUIRED BY BUILDING CODE OR LOCAL FIRE DEPT.

CONTRACTOR TO EVALUATE WORK AREA AND PROVIDE ELECTRICAL RECEPTACLES TO MEET 2015 IRC AND MASSACHUSETTS STATE BUILDING CODE FOR RESIDENTIAL CONSTRUCTION. OWNER TO PROVIDE ADDITIONAL SPECIFIC OUTLET LOCATIONS DURING ROUGH-IN AS REQUESTED.

CONTRACTOR TO MAKE EVERY EFFORT TO CENTER LIGHTING AND ARRANGE WITH EQUAL SPACING. IF THIS IS NOT POSSIBLE, REVIEW WITH ARCHITECT AND OWNER BEFORE INSTALL.

COMMUNICATIONS:
CABLE TV/INTERNET SERVICE, DEMARC IN BASEMENT MECH ROOM.

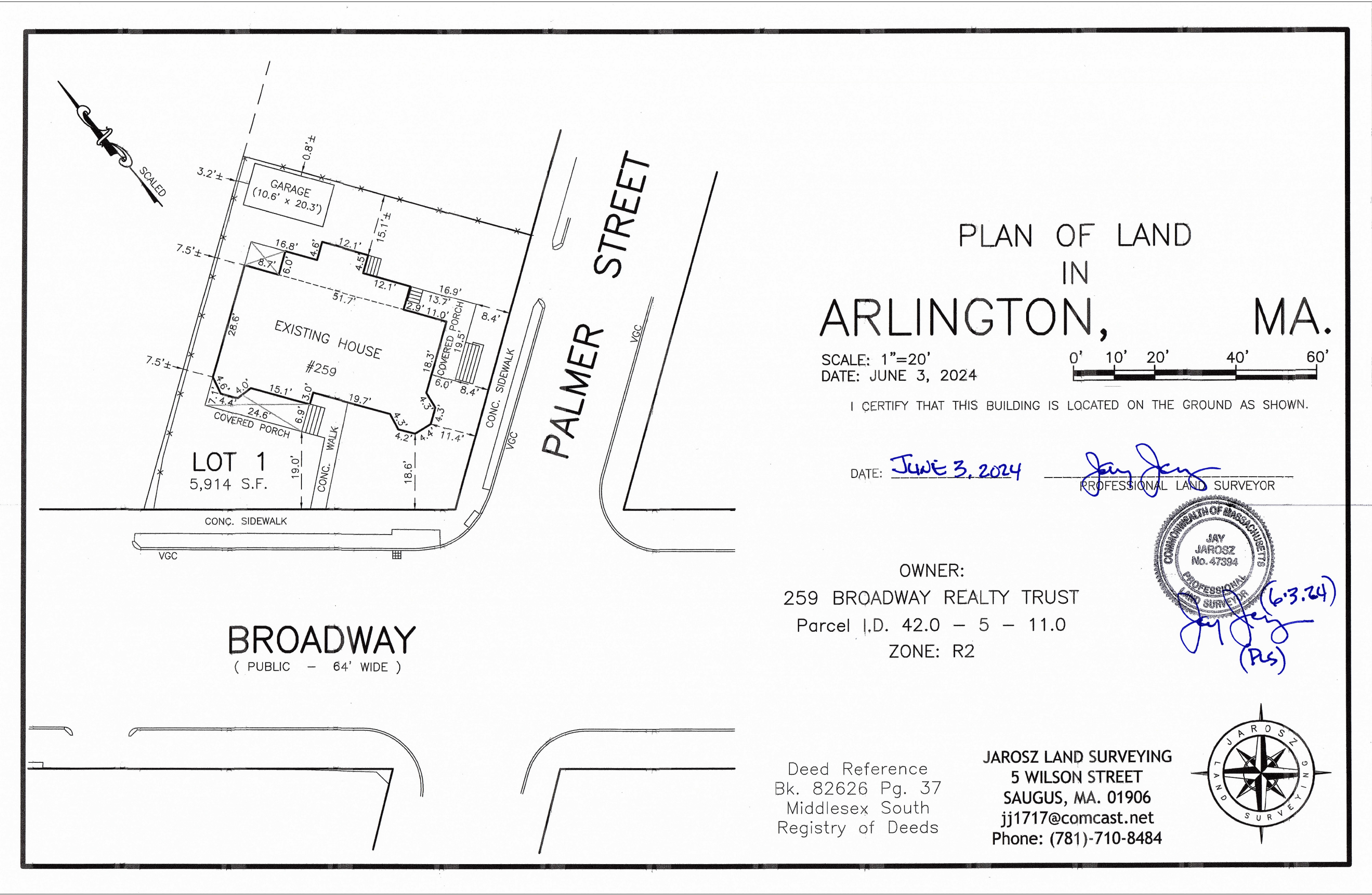
SAFETY & SECURITY:
BASIC MONITORED ALARM SYSTEM TO INCLUDE HEAT/FREEZE SENSOR AND WASHER/DRYER WATERBUG SENSOR.

INSULATION NOTES:

INTERIOR WALLS & INTERIOR FLOOR CAVITIES:
TYP: MINERAL WOOL BATT, NOM 6" THK.

FLOOR CAVITIES:
1ST FLR: 6"NOM MINERAL WOOL BATT OR 8"NOM UNFACED FIBERGLASS BATT.
2ND FLR: 6"NOM MINERAL WOOL BATT OR 8"NOM UNFACED FIBERGLASS BATT.
3RD FLR: 6"NOM MINERAL WOOL BATT OR 8"NOM UNFACED FIBERGLASS BATT.

EXTERIOR WALLS:
HIGH DENSITY SPRAY FOAM, R25 MINIMUM.
ROOF RAFTERS:
HIGH DENSITY SPRAY FOAM, R49 MINIMUM.
NO VENTING.
PROTECT ALL FINISHES FROM FOAM OVER-SPRAY, TYPICAL THROUGHOUT.
ATTIC/CRAWLSPACE SPRAY FOAM TO INCLUDE FIREPROOF COATING.



259 BROADWAY APTS
259 BROADWAY ARLINGTON MA

BROWN FENOLLOSA ARCHITECTS INC
197 Broadway Arlington MA 02474
P 781 641 9500 info@brownfenollosa.com

Revision : Date :

TITLE SHEET

Date : 14-Apr-2025

Scale : AS NOTED

Project Number : --

Drawn by :

T1.0

Project Summary

The existing building, 259 Broadway, is located in Arlington, MA. The proposed work involves internal renovations, including new apartment layouts, a new internal stair and the addition of a new external stair. The number of dwelling units increases by one—there are four units in the exist'g building and the work proposes to add one more bringing the total to five dwelling units located on floors 1, 2, 3. Laundry in the basement.

Code Type	Applicable Codes
Building	780 CMR: Massachusetts State Building Code, 9th Edition (2015 International Building Code) (2015 International Existing Building Code)
Fire Prevention	527 CMR: Massachusetts Fire Prevention Regulations M.G.L. Chapter 148 Section 26G – Sprinkler Protection
Accessibility	521 CMR: Massachusetts Architectural Access Board Regulations
Electrical	527 CMR 12.00: Massachusetts Electrical Code (2014 National Electrical Code)
Mechanical	2009 International Mechanical Code (IMC)
Plumbing	248 CMR: Massachusetts Plumbing Code
Energy Conservation	2015 International Energy Conservation Code

Code Compliance:

The renovations in the existing building will be classified as Level 2 Alterations, which includes the reconfiguration of spaces, the addition or elimination of doors and windows, the reconfiguration or extension of systems, and/or the installation of additional equipment.

There is no proposed change in use.

Therefore, the work must comply with IEBC Chapters 6,7,8.

Occupancy Classification

The building has been previously permitted for Residential Use (Use Group R-2).

Existing Construction Type

Based on original design specifications the building is constructed as Type 5B (structural elements, exterior and interior elements are anything permitted by the code).

Height and Area Limitations

The height and area of the existing building is acceptable for Use Group R-2, Type-5B Construction:
- 3 stories, 60'-0" and < 5,000sf total

Vertical Opening Requirements

There are no shaft openings in the proposed occupancy.

Required Fire Protection Systems

An NFPA-13R per 903.3.1.2 compliant Automatic Sprinkler System will be maintained thru-out building.

A fire alarm system shall be installed in accordance with Chapter 9 and 907.2.9 and the occupant notification system shall activate in accordance with 907.5

Portable Fire Extinguishers will be provided per IBC Section 906.

Fire Resistance Ratings

Walls separating dwelling units from each other, and from means of egress shall be constructed as 1 hr fire partitions per 708.

Corridors internal to each dwelling unit shall be constructed as 1/2 hr partitions per 1020.1

Horizontal separation between dwelling units and/ or sleeping units shall be not less than 1 hr fire resistance rated construction. 711.2.4.3

The following table summarizes the required fire resistance ratings for various building elements based on IBC Table 601 and other applicable code provisions for Type 5B construction.

Building Element	Fire Resistance Ratings (Hrs)
Structural Frame	0
Exterior Bearing Walls	0
Interior Bearing Walls	0
Floor Construction	1
Roof Construction	0
New Shafts (780 CMR 708.4)	1
Use Separation (780 CMR 508.4)	1

Boiler and furnace rooms must be separated by 1 hour protective system.

Means of Egress

Maximum Occupant Load per room or space with one exit door is 10.
Total Occupant Load for building by sf/occ is 5000/200=25
Stairways and corridors serving an occupant load of less than 50 shall be not less than 36". 1011.2.1 and 1020.2

1. Maximum distance to an exit access does not exceed 125 feet (IBC Table 1006.2.1).
Maximum travel distance within exit access is 250 feet.
2. Minimum number of exits per story is 2. 1006.3.1
3. (2) Remote means of egress are separated by 1/3 of the diagonal dimension of the room or space they serve (1007.1.1.2).

Interior Finish Requirements

The existing interior finish of walls and ceilings in the work area and in all exits and corridors serving the work area must comply with the code requirements for new construction (IEBC 702, 803). All newly installed wall and ceiling finishes, and interior trim materials must also comply with 780 CMR Table 803.11. The requirements are summarized below:

Walls & Ceilings (IBC Table 803.9)	
Use Group	R2 sprinklered
Exit Stairs, enclosures and passageways	Class C
Corridors	Class C
Rooms & Enclosed Spaces	Class C

Floors (IEBC 602.2)

In a sprinklered building, traditional floor coverings such as wood, vinyl, linoleum, terrazzo, and other resilient floor coverings clearly identified as Class I & II and passing the DOC FF-1 pill test are allowed throughout the building, including all exits, exit passageways and exit access corridors (IBC Section 804.4).

Structural

Alterations shall not reduce the capacity of existing gravity or lateral loads unless it can be shown that they have the capacity to do so per IBC.

Energy

Massachusetts is a 5A climate zone.

The vertical fenestration area is less than 30% of the gross above grade wall area C402.4.1

Fixed fenestration U-Factor .36, SHGC .38

Operable fenestration U-Factor .45, SHGC .33

Entrance door U-Factor .63

Skylights U-Factor .50, SHGC .40

New HVAC systems and equipment to meet the requirements of C403

New water heater equipment to meet the requirements of C404

New lighting shall meet the requirements of C405, C405.1.1

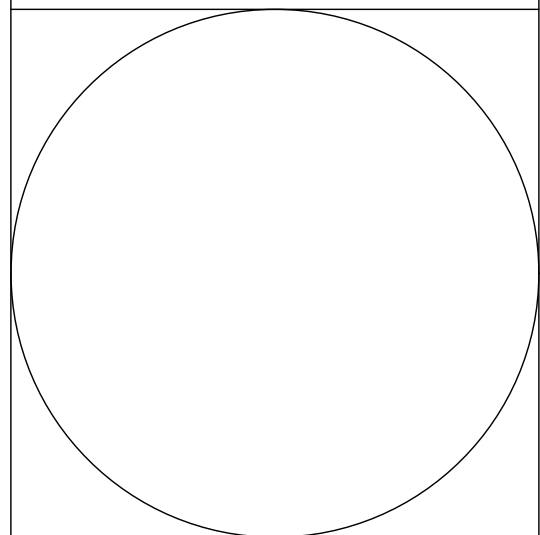
Occupant sensors at interior corridors, dimmers within all dwelling units per C405.2.3.1

Exterior lighting controls shall have auto daylight shutoff.

Accessibility

Alterations to the existing building do not need to comply with the requirements of the Massachusetts Architectural Access Board Regulations (521 CMR). This existing building has fewer than 12 units and is therefore exempt from MAAB requirements.

OCCUPANT LOAD CALCULATIONS				
Use	Floor Area	Floor Area Per Occupant (SF / OCC)	Occupant Load	
RESIDENTIAL R-2				
Basement	1372 SF	300	4.5	~ 5
First Floor	1675 SF	200	8.3	~ 9
Second Floor	1700 SF	200	8.5	~ 9
Third Floor	1210 SF	200	6	~ 6
	5957 SF		70.42	29 PPL

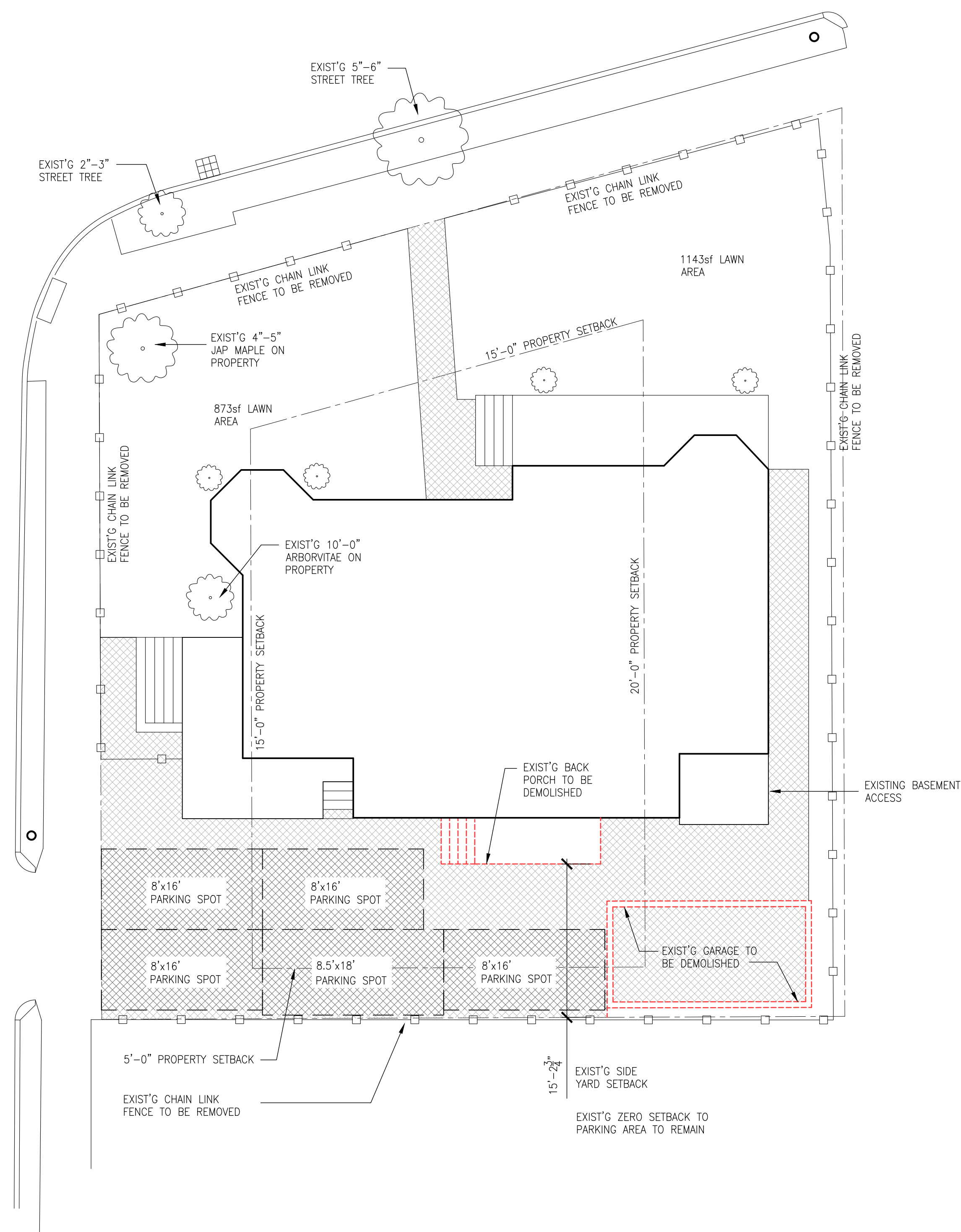


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CODE SHEETS

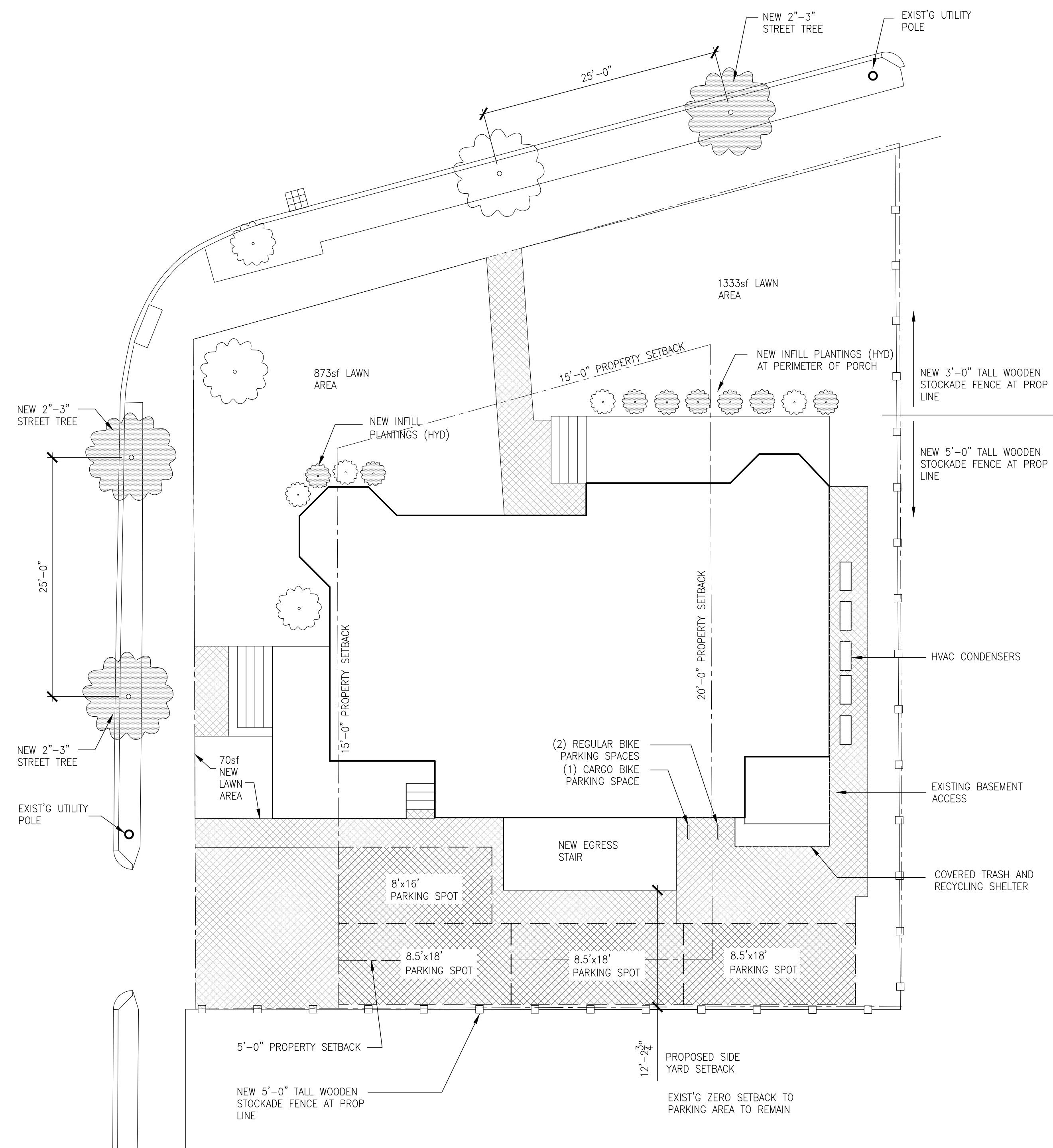
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1 EXIST'G SITE PLAN
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



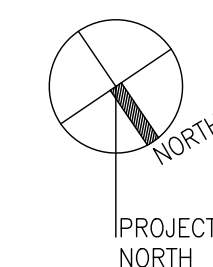
2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

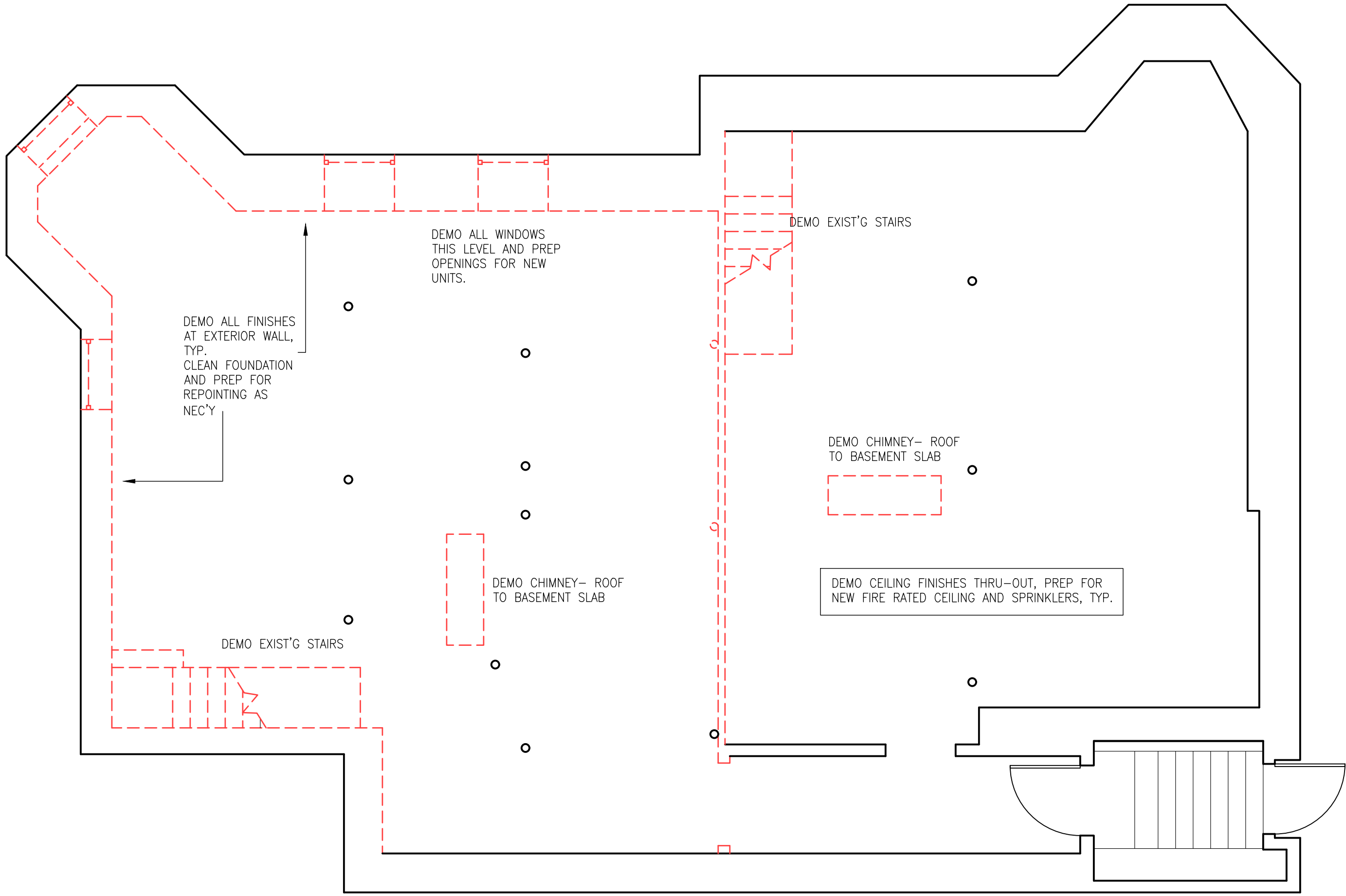
SCALE: $1/8" = 1'-0"$

HATCH LEGEND:

 EXISTING PAVED AREA

 EXISTING PAVED PARKING AREA

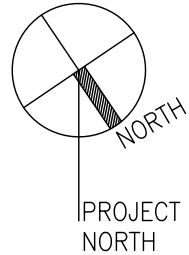




1 BASEMENT DEMO PLAN
SCALE: 1/4" = 1'-0"

NOTE:
REFER TO PROPOSED ELEVATIONS FOR NEW WINDOW AND DOOR LOCATIONS.

2. DEMOLITION:
- 2.1. DEMOLITION AS NOTED ON DRAWINGS. CONTRACTOR TO COORDINATE DEMOLITION TO ACCOMMODATE NEW WORK. PROJECT TO BE LEFT BROOM CLEAN DAILY.
- 2.2. THE CONTRACTOR SHALL INVESTIGATE THE SITE AND AVAILABLE DOCUMENTATION TO ASSURE HIMSELF OF THE CONDITION OF THE WORK TO BE DEMOLISHED AND SHALL TAKE ALL PRECAUTIONS TO ENSURE SAFETY OF PERSONS AND PROPERTY. PROVIDE ADEQUATE SHORING AND BRACING TO CARRY LOADS AND STRESSES WITHSTOOD BY ITEMS REMOVED, AND BE RESPONSIBLE FOR ADEQUACY OF SUCH CONSTRUCTION AS WELL AS FOR ANY DAMAGE TO EXISTING BUILDINGS.
- 2.3. PROCEED WITH DEMOLITION SYSTEMATICALLY, COORDINATE DEMOLITION WITH CONSTRUCTION TO REMAIN. DEMOLISH IN SMALL SECTIONS AND AVOID OVERLOADING STRUCTURE AND UTILITIES.
- 2.4. SELECTIVELY DEMOLISH ITEMS TO BE REMOVED AND LEGALLY REMOVE FROM SITE. USE DEMOLITION METHODS WITHIN LIMITATIONS OF GOVERNING REGULATIONS. MATERIALS NOT INDICATED FOR REUSE OR RESERVED FOR OWNER, AS WELL AS RUBBLE AND DEBRIS RESULTING FROM THESE OPERATIONS, BECOME THE PROPERTY OF THE CONTRACTOR. LEGALLY REMOVE FREQUENTLY FROM SITE.
- 2.5. EXERCISE CARE IN REMOVING SALVAGEABLE ITEMS SCHEDULED FOR REUSE. STORE SUCH ITEMS IN AN AREA APPROVED BY THE OWNER, AND PROTECT FROM DAMAGE DURING SUCH STORAGE. CLEAN ITEMS AS NECESSARY FOR REUSE PRIOR TO STORAGE.
- 2.6. VERIFY SALVAGE ITEMS AND STORAGE LOCATION WITH OWNERS PRIOR TO COMMENCEMENT OF DEMOLITION.
- 2.7. EXISTING WINDOWS AND EXTERIOR DOORS TO BE REMOVED AND DISPOSED OF AS INDICATED ON PLANS AND ELEVATIONS. PREP FOR NEW.
- 2.8. WITHIN WORK AREA REMOVE ALL FLOORING, INTERIOR WALL AND CEILING FINISHES DISPOSE OF PROPERLY.
- 2.9. SELECTIVELY REMOVE AND DISPOSE OF ELECTRICAL WITHIN THE WORK AREAS; CAP AT SERVICE PANEL AS NEEDED.
- 2.10. SELECTIVELY REMOVE AND DISPOSE OF EXISTING PLUMBING WITHIN THE WORK AREAS; CAP AS NEEDED.
- 2.11. EXIST'G HEATING EQUIPMENT IN BASEMENT TO REMAIN. SUPPLY/ RETURN LINES TO REMAIN WHERE POSSIBLE.
- 2.12. GC TO REMOVE ALL HAZARDOUS MATERIALS LEGALLY FROM SITE. RUBBLE AND DEBRIS RESULTING FROM THESE OPERATIONS, BECOME THE PROPERTY OF THE CONTRACTOR.
- 2.13.



===== WALLS TO REMAIN
----- WALLS/ ITEMS TO BE DEMOLISHED

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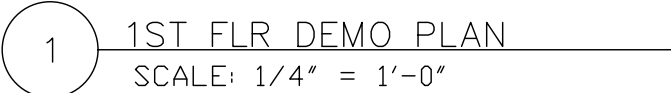
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DEMOLITION PLANS

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WALLS TO REMAIN

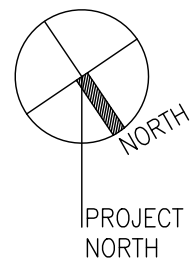
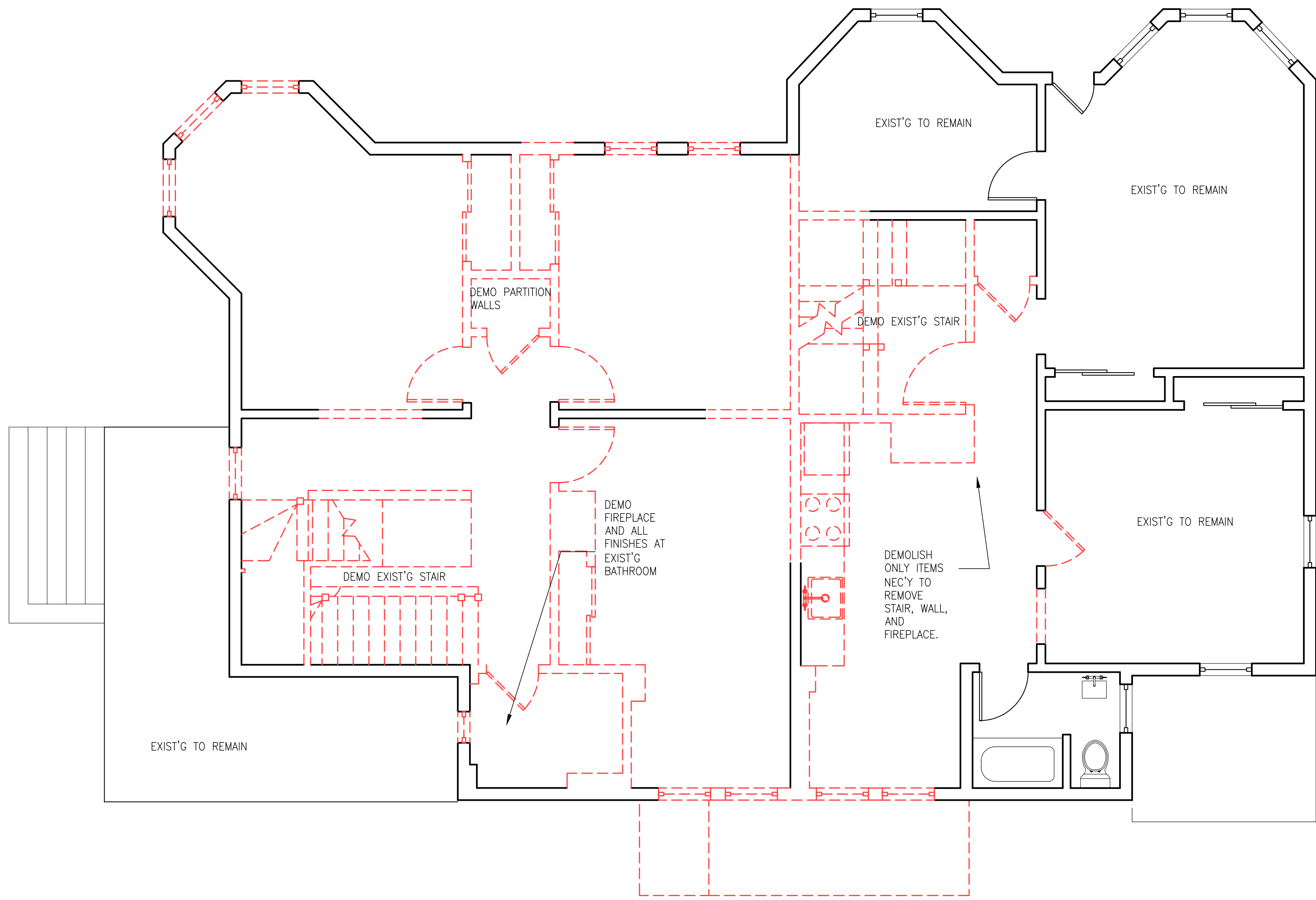
WALLS/ ITEMS TO BE DEMOLISHED

259 BROADWAY ARLINGTON MA

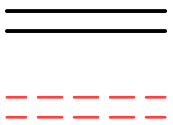
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1 2ND FLR DEMO PLAN
SCALE: 1/4" = 1'-0"



WALLS TO REMAIN
WALLS/ ITEMS TO BE DEMOLISHED

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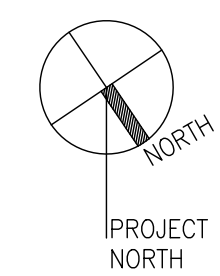
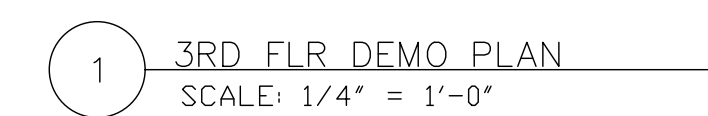
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DEMOLITION PLANS

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 WALLS TO REMAIN
 WALLS/ ITEMS TO BE DEMOLISHED

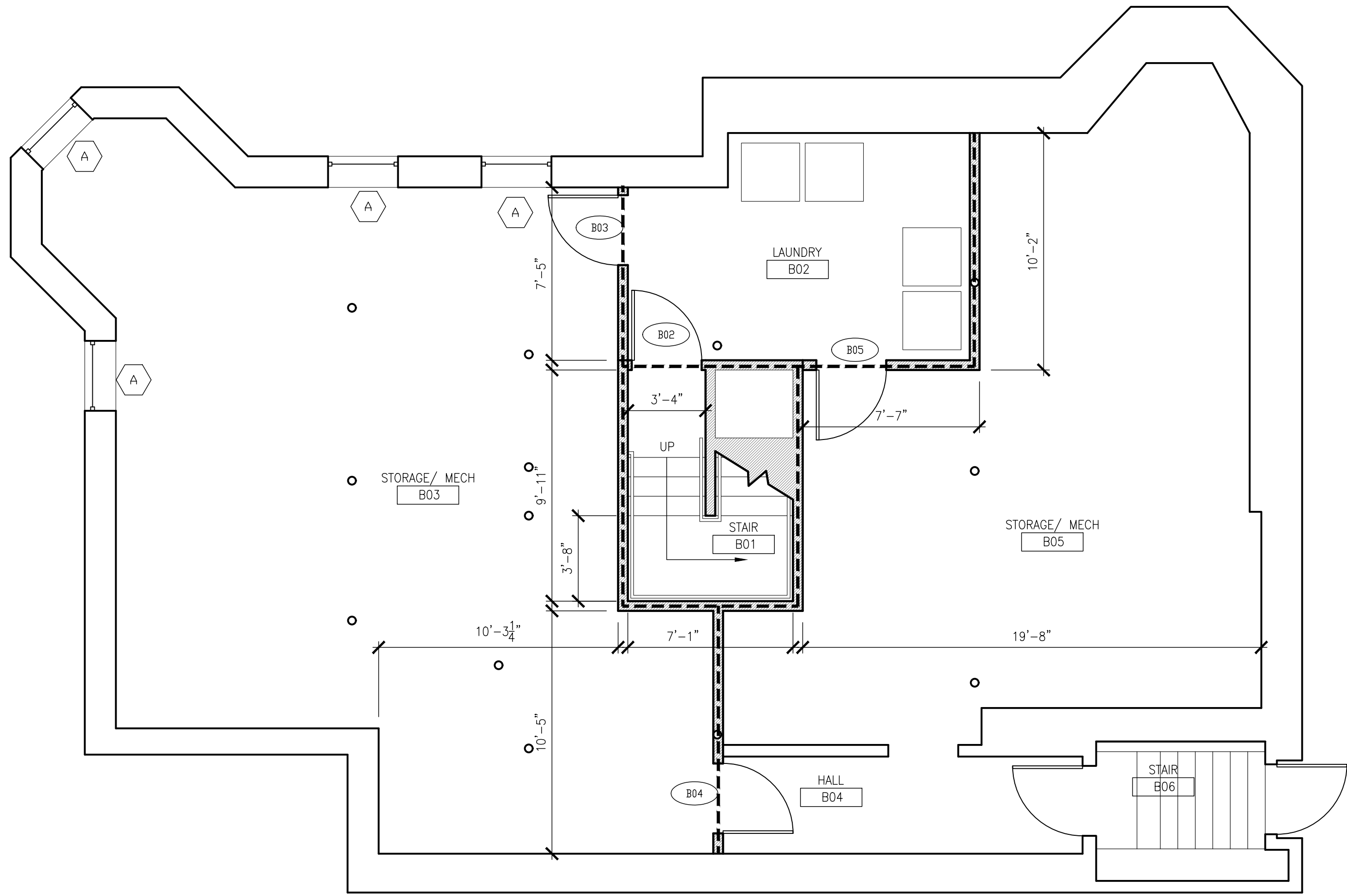
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D1.3



1 PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

GENERAL DOOR NOTES:

- ALL NEW DWELLING UNIT INTERIOR DOORS TO BE SOLID WOOD, TWO PANEL DOORS, PRIMED & PAINTED. (3) HINGES PER LEAF.
- ALL NEW FIRE DOORS TO BE SOLID CORE FLAT SLAB WOOD DOORS, GASKETED W/ AUTO CLOSE HARDWARE.
- NEW EXTERIOR DOORS TO BE BROSCO 1/2 LITE FIBERGLASS DOORS
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DOOR MEASUREMENTS AND ORDERING INFORMATION.

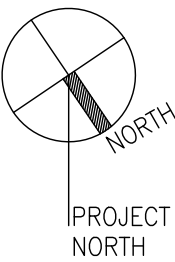
B02	3'-0" x 6'-8" LH FIRE
B03	3'-0" x 6'-8" RH FIRE
B04	3'-0" x 6'-8" RH FIRE
B05	3'-0" x 6'-8" RH FIRE

WINDOW NOTE:

- NEW WINDOW OPENINGS MEASURED TO CENTERLINE, TYP.
- ALL OTHER UNITS TO BE INSTALLED IN EXIST'G OPENINGS, TYP.
- GC TO VERIFY ALL MEASUREMENTS IN FIELD PRIOR TO PLACING ORDER.

LEGEND:

	EXISTING WALLS TO REMAIN
	NEW WALLS
	1 HR FIRE RATING



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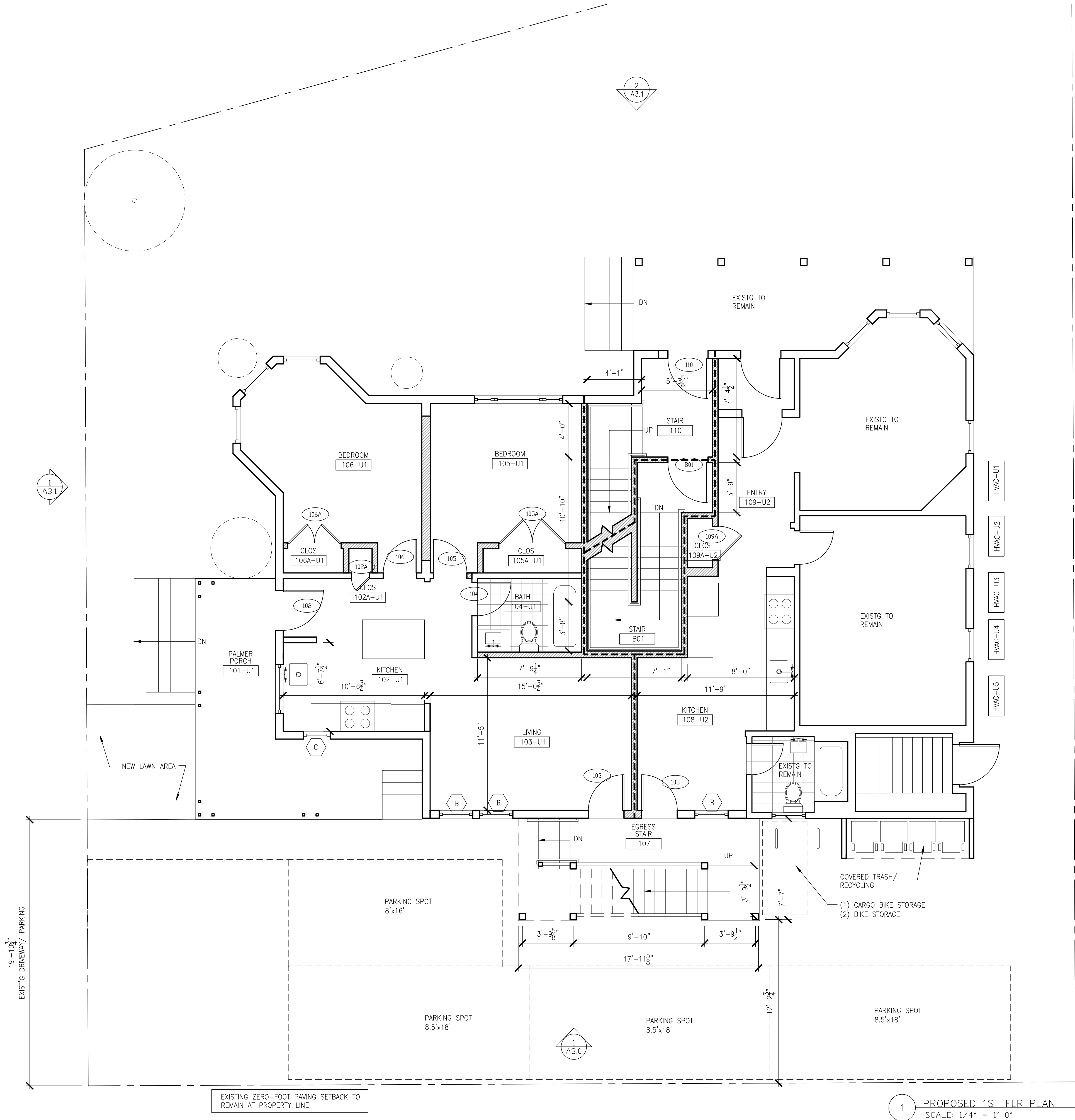
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PROPOSED PLANS

Date : 14-Apr-2025
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A2.0



INTERIOR NOTES:

WALLBOARD:
TYP WALLS: GYPSUM BOARD (GWB) TO BE 5/8" TYPE X BLUEBOARD, SUITABLE FOR PLASTER.
5/8" TYPE X M-BLOC GWB AT BASEMENT AND BATHROOMS, TYP.
CEILINGS: 5/8" TYPE X BLUEBOARD, SUITABLE FOR PLASTER.

TILE (TYP AT BATHROOMS):
INSTALL FLOOR TILE OVER CONCRETE BOARD W/ SCHLUTER DECOUPLING MEMBRANE;
INSTALL WALL TILE OVER 1/2" CONCRETE BOARD TAPED OVER GWB. PROVIDE REDGUARD OR EQUIVALENT SEALANT ON ALL CONC BOARD.
SHOWER/TUB FLOOR: PROVIDE CONTINUOUS PVC WATERPROOF MEMBRANE OR COPPER PAN BASE, WEEPED INTO FLOOR DRAIN.
EPOXY 'POWER-GROUT' TYP THROUGHOUT.

COUNTERS:
3CM QUARTZ AT KITCHEN, ISLANDS, ALL BATH VANITIES. COLOR, MANUFACTURER, TBD BY OWNER

PLASTER:
SMOOTH VENEER PLASTER THROUGHOUT ON WALLS AND CEILINGS, UON.

WOOD FLOORING:
WOOD FLR ALL LOC'S NOT SHOWN AS TILE.
CLEAR WHITE OAK, MIN LENGTH 36", NOMINAL 2 1/4" WIDTH W/ WATER BASED POLY FINISH.

DECKING:
5/4" x6" PT DECKING.
EXPOSED HEAD, SIMPSON DWP STARDRIVE S/S FASTENERS, 2/BOARD/JOIST LOC'N.

INTERIOR STAIR:
CLEAR OAK TREADS, W/ CARPET RUNNER. PTD WD HANDRAIL. BASEMENT STAIR ALL PAINT GRADE.

PAINT:
PREP, PRIME + 2-COATS BEN MOORE REGAL LATEX PAINTS, COLOR BY OWNER. COVERAGE: ALL CASING/MOULDINGS/SITE-BUILT MILLWORK; ALL WALLS & CEILINGS, EXTERIOR CASINGS, SILLS, EAVES, SOFFITS, RAKES.

INTERIOR DOORS:
2-PANEL, PAINT GRADE, 1-3/4" THK POPLAR/MDF DOORS.
FIRE DOORS TO BE SOLID-CORE WOOD SLAB, W/ SELF CLOSING HARDWARE, WOOD THRESHOLD, GASKETED.

HARDWARE:
US10B OIL RUBBED BRONZE FINISH
3.5" SQ CORNER HINGES/ 3 PER LEAF.

INTERIOR DOOR AND WINDOW CASING, BASEBOARD:
TYP 1x5 FLAT WOOD CASING AT WINDOW/ DOORS HEADS AND JAMBS. 1x6 FLAT BASEBOARD. ALL PAINTED.

INTERIOR MILLWORK/ CABINETRY:
FULL OVERLAY THERMOFOIL DOOR/ DRAWER FRONTS.

TYP. CLOSETS:
UNLESS NOTED OTHERWISE ALL CLOSETS TO RECEIVE ONE CHROME HANGING ROD W/ PAINTED WOOD SHELF ABOVE.

GENERAL DOOR NOTES:

- ALL NEW DWELLING UNIT INTERIOR DOORS TO BE SOLID WOOD, TWO PANEL DOORS, PRIMED & PAINTED. (3) HINGES PER LEAF.
- ALL NEW FIRE DOORS TO BE SOLID CORE FLAT SLAB WOOD DOORS, GASKETED W/ AUTO CLOSE HARDWARE.
- NEW EXTERIOR DOORS TO BE BROSCO 1/2 LITE FIBERGLASS DOORS
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DOOR MEASUREMENTS AND ORDERING INFORMATION.

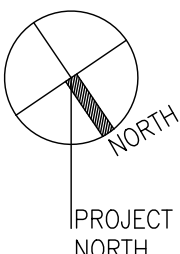
B01	3'-0" x 6'-8" LH FIRE
102	3'-0" x 6'-8" LH EXT DOOR
102A	1'-4" x 6'-8" LH
103	3'-0" x 6'-8" RH EXT DOOR
104	2'-6" x 6'-8" LH
105	2'-6" x 6'-8" LH
105A	5'-0" x 6'-8" DBL
106	2'-6" x 6'-8" RH
106A	4'-0" x 6'-8" DBL
108	3'-0" x 6'-8" LH EXT DOOR
109A	2'-6" x 6'-8" RH
110	3'-0" x 6'-8" LH EXT DOOR

WINDOW NOTE:

-NEW WINDOW OPENINGS MEASURED TO CENTERLINE, TYP.
-ALL OTHER UNITS TO BE INSTALLED IN EXIST'G OPENINGS, TYP.
-GC TO VERIFY ALL MEASUREMENTS IN FIELD PRIOR TO PLACING ORDER.

LEGEND:

- EXISTING WALLS TO REMAIN
- NEW WALLS
- 1 HR FIRE RATING



259 BROADWAY APTS

259 BROADWAY ARLINGTON MA

BROWN FENOLLOSA ARCHITECTS INC
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Revision : Date :

PROPOSED PLANS

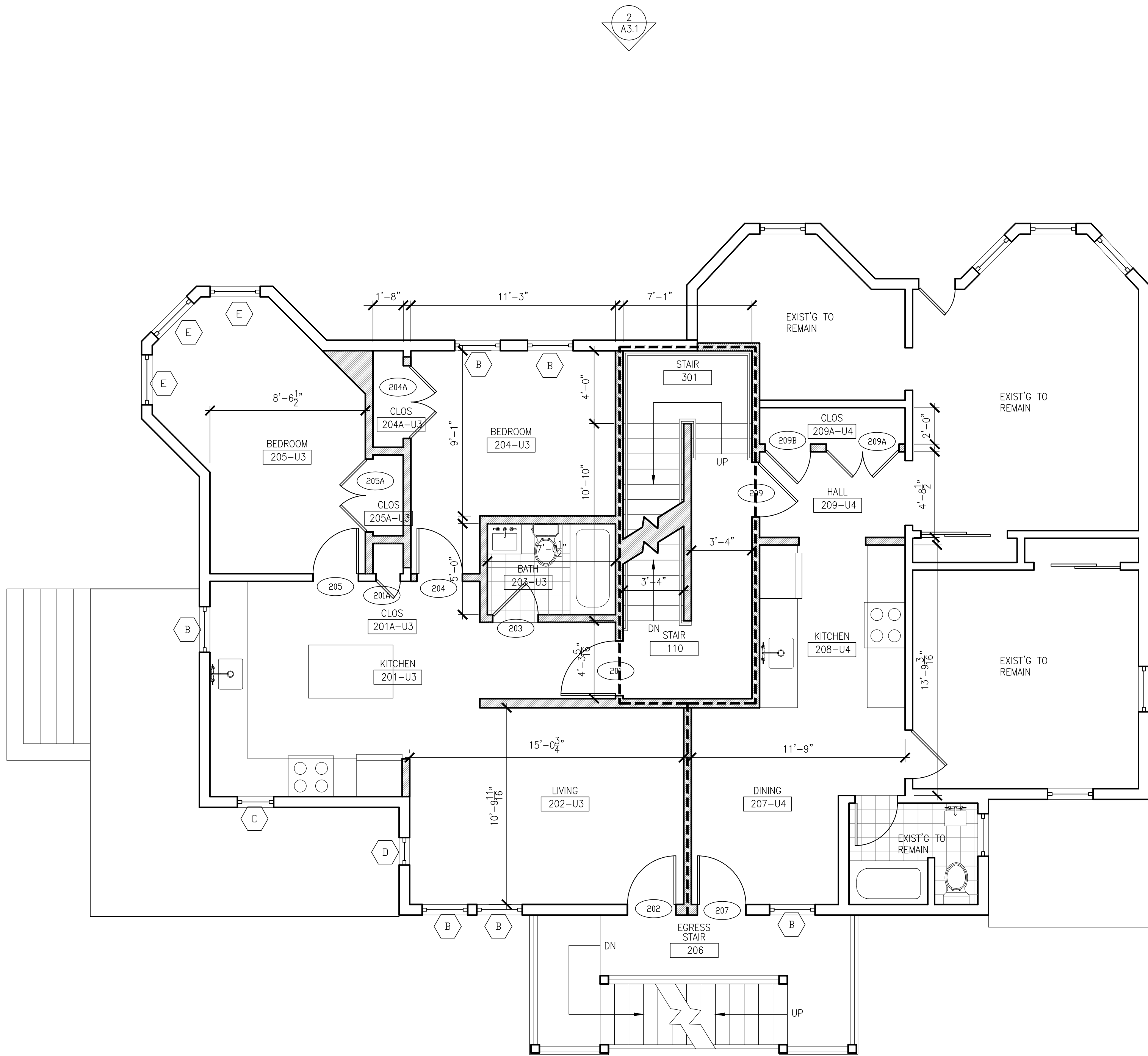
Date : 20-May-2025

Scale : AS NOTED

Project Number : --

Drawn by :

A2.1



INTERIOR NOTES:

WALLBOARD:
TYP WALLS: GYPSUM BOARD (GWB) TO BE 5/8" TYPE X BLUEBOARD, SUITABLE FOR PLASTER.
5/8" TYPE X M-BLOC GWB AT BASEMENT AND BATHROOMS, TYP.
CEILINGS: 5/8" TYPE X BLUEBOARD, SUITABLE FOR PLASTER.

TILE (TYP AT BATHROOMS):
INSTALL FLOOR TILE OVER CONCRETE BOARD W/ SCHLUTER DECOUPLING MEMBRANE;
INSTALL WALL TILE OVER 1/2" CONCRETE BOARD TAPED OVER GWB. PROVIDE REDGUARD OR EQUIVALENT SEALANT ON ALL CONC BOARD.
SHOWER/TUB FLOOR: PROVIDE CONTINUOUS PVC WATERPROOF MEMBRANE OR COPPER PAN BASE, WEEPED INTO FLOOR DRAIN.
EPOXY "POWER-GROUT" TYP THROUGHOUT.

COUNTERS:
3CM QUARTZ AT KITCHEN, ISLANDS, ALL BATH VANITIES. COLOR, MANUFACTURER, TBD BY OWNER

PLASTER:
SMOOTH VENEER PLASTER THROUGHOUT ON WALLS AND CEILINGS, UON.

WOOD FLOORING:
WOOD FLR ALL LOC'S NOT SHOWN AS TILE.
CLEAR WHITE OAK, MIN LENGTH 36", NOMINAL 2 1/4" WIDTH W/ WATER BASED POLY FINISH.

DECKING:
5/4" x6" PT DECKING.
EXPOSED HEAD, SIMPSON DWP STARDRIVE S/S FASTENERS, 2/BOARD/JOIST LOC'N.

INTERIOR STAIR:
CLEAR OAK TREADS, W/ CARPET RUNNER. PTD WD HANDRAIL. BASEMENT STAIR ALL PAINT GRADE.

PAINT:
PREP, PRIME + 2-COATS BEN MOORE REGAL LATEX PAINTS, COLOR BY OWNER. COVERAGE: ALL CASING/MOULDINGS/SITE-BUILT MILLWORK; ALL WALLS & CEILINGS, EXTERIOR CASINGS, SILLS, EAVES, SOFFITS, RAKES.

INTERIOR DOORS:
2-PANEL, PAINT GRADE, 1-3/4" THK POPLAR/MDF DOORS.
FIRE DOORS TO BE SOLID-CORE WOOD SLAB, W/ SELF CLOSING HARDWARE, WOOD THRESHOLD, GASKETED.

HARDWARE:
US10B OIL RUBBED BRONZE FINISH
3.5" SQ CORNER HINGES/ 3 PER LEAF.

INTERIOR DOOR AND WINDOW CASING, BASEBOARD:
TYP 1x5 FLAT WOOD CASING AT WINDOW/ DOORS HEADS AND JAMBS. 1x6 FLAT BASEBOARD. ALL PAINTED.

INTERIOR MILLWORK/ CABINETRY:
FULL OVERLAY THERMOFOIL DOOR/ DRAWER FRONTS.

TYP. CLOSETS:
UNLESS NOTED OTHERWISE ALL CLOSETS TO RECEIVE ONE CHROME HANGING ROD W/ PAINTED WOOD SHELF ABOVE.

GENERAL DOOR NOTES:

- ALL NEW DWELLING UNIT INTERIOR DOORS TO BE SOLID WOOD, TWO PANEL DOORS, PRIMED & PAINTED. (3) HINGES PER LEAF.
- ALL NEW FIRE DOORS TO BE SOLID CORE FLAT SLAB WOOD DOORS, GASKETED W/ AUTO CLOSE HARDWARE.
- NEW EXTERIOR DOORS TO BE BROSCCO 1/2 LITE FIBERGLASS DOORS
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DOOR MEASUREMENTS AND ORDERING INFORMATION.

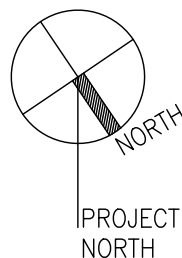
201	3'-0" x 6'-8" LH FIRE
201A	1'-4" x 6'-8" RH
202	3'-0" x 6'-8" RH EXT DOOR
203	2'-6" x 6'-8" LH
204	2'-6" x 6'-8" LH
204A	4'-0" x 6'-8" DBL
205	2'-6" x 6'-8" RH
205A	4'-0" x 6'-8" DBL
207	3'-0" x 6'-8" LH EXT DOOR
209	3'-0" x 6'-8" LH FIRE
209A	4'-0" x 6'-8" DBL
209B	2'-6" x 6'-8" RH

WINDOW NOTE:

-NEW WINDOW OPENINGS MEASURED TO CENTERLINE, TYP.
-ALL OTHER UNITS TO BE INSTALLED IN EXIST'G OPENINGS, TYP.
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LEGEND:

- EXISTING WALLS TO REMAIN
- NEW WALLS
- 1 HR FIRE RATING



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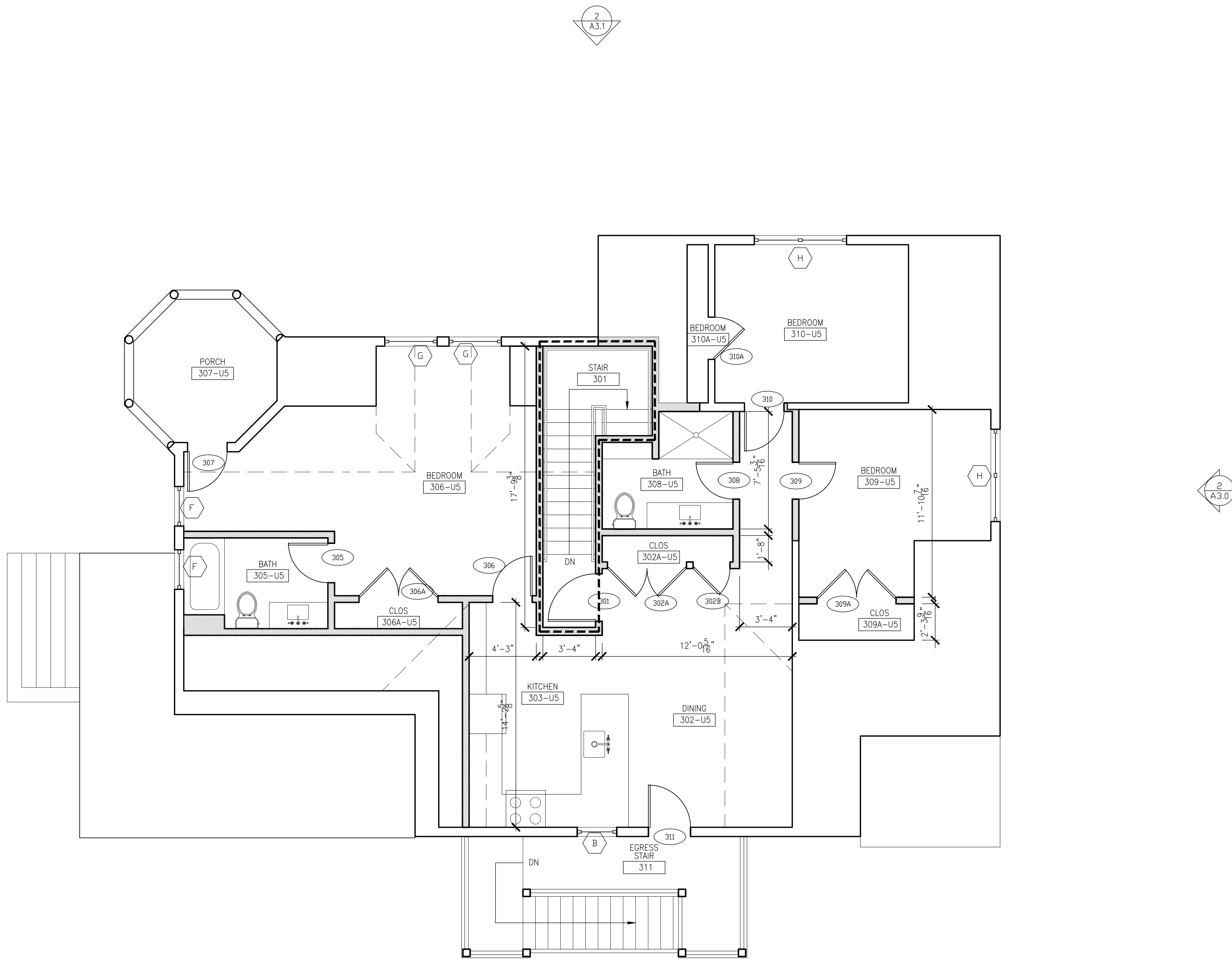
259 BROADWAY ARLINGTON MA

BROWN FENOLLOSA ARCHITECTS INC
197 Broadway Arlington MA 02474
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PROPOSED PLANS

Date : 14-Apr-2025
Scale : AS NOTED
Project Number : --
Drawn by :

A2.2



INTERIOR NOTES:

WALLBOARD:
TYP WALLS: GYPSUM BOARD (GWB) TO BE 5/8" TYPE X BLUEBOARD, SUITABLE FOR PLASTER.
5/8" TYPE X M-BLOC GWB AT BASEMENT AND BATHROOMS, TYP.
CEILINGS: 5/8" TYPE X BLUEBOARD, SUITABLE FOR PLASTER.

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INSTALL WALL TILE OVER 1/2" CONCRETE BOARD TAPED OVER GWB. PROVIDE REDGUARD OR EQUIVALENT SEALANT ON ALL CONC BOARD.
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EPOXY 'POWER-GROUT' TYP THROUGHOUT.

COUNTERS:
3CM QUARTZ AT KITCHEN, ISLANDS, ALL BATH VANITIES. COLOR, MANUFACTURER, TBD BY OWNER

PLASTER:
SMOOTH VENEER PLASTER THROUGHOUT ON WALLS AND CEILINGS, UON.

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INTERIOR STAIR:
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PAINT:
PREP: PRIME + 2-COATS BEN MOORE REGAL LATEX PAINTS, COLOR BY OWNER. COVERAGE: ALL CASING/MOULDINGS/SITE-BUILT MILLWORK; ALL WALLS & CEILINGS, EXTERIOR CASINGS, SILLS, EAVES, SOFFITS, RAKES.

INTERIOR DOORS:
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HARDWARE:
US10B OIL RUBBED BRONZE FINISH
3.5" SQ CORNER HINGES/ 3 PER LEAF.

INTERIOR DOOR AND WINDOW CASING, BASEBOARD:
TYP 1x5 FLAT WOOD CASING AT WINDOW/ DOORS HEADS AND JAMBS. 1x6 FLAT BASEBOARD. ALL PAINTED.

INTERIOR MILLWORK/ CABINETRY:
FULL OVERLAY THERMOFOIL DOOR/ DRAWER FRONTS.

TYP. CLOSETS:
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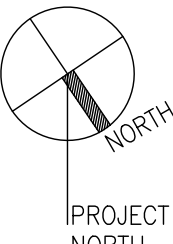
- GENERAL DOOR NOTES:**
- ALL NEW DWELLING UNIT INTERIOR DOORS TO BE SOLID WOOD, TWO PANEL DOORS, PRIMED & PAINTED. (3) HINGES PER LEAF.
 - ALL NEW FIRE DOORS TO BE SOLID CORE FLAT SLAB WOOD DOORS, GASKETED W/ AUTO CLOSE HARDWARE.
 - NEW EXTERIOR DOORS TO BE BROSCO 1/2 LITE FIBERGLASS DOORS
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DOOR MEASUREMENTS AND ORDERING INFORMATION.

- | | |
|------|-----------------------|
| 301 | 3'-0" x 6'-8" LH FIRE |
| 302A | 5'-0" x 6'-8" DBL |
| 302B | 2'-4" x 6'-8" RH |
| 305 | 2'-6" x 6'-8" RH |
| 306 | 2'-6" x 6'-8" RH |
| 306A | 5'-0" x 6'-8" DBL |
| 307 | 2'-6" x 6'-8" RH |
| 308 | 2'-4" x 6'-8" RH |
| 309 | 2'-6" x 6'-8" LH |
| 309A | 5'-0" x 6'-8" DBL |
| 310 | 2'-6" x 6'-8" RH |
| 310A | 2'-6" x 6'-8" RH |
| 311 | 3'-0" x 6'-8" LH EXT |

WINDOW NOTE:

-NEW WINDOW OPENINGS MEASURED TO CENTERLINE, TYP.
-ALL OTHER UNITS TO BE INSTALLED IN EXIST'G OPENINGS, TYP.
-GC TO VERIFY ALL MEASUREMENTS IN FIELD PRIOR TO PLACING ORDER.

- LEGEND:**
- EXISTING WALLS TO REMAIN
 - NEW WALLS
 - 1 HR FIRE RATING



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PROPOSED PLANS

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Drawn by :

A2.3



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

- EXTERIOR FINISH NOTES:
1. SIDING TO REMAIN, PATCH REPAIR AS NEEDED TO ACCOMMODATE NEW WORK
 2. EXIST'G WINDOW/ DOOR CASING TO REMAIN, NEW PAINT.
 3. NEW WINDOW/ DOOR CASING TO MATCH EXIST'G.
 4. NEW EGRESS STAIR TO BE PT WOOD, W/ TREX DECKING.

- GENERAL WINDOW NOTES:
1. ALUMINUM CLAD EXTERIOR, WHITE, PRIMED INTERIOR, LOW-E COATING, INSULATED GLASS, FULL HT SCREENS.
 2. PELLA REPLACEMENT OR EQUAL.
 3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL WINDOW MEASUREMENTS AND ORDERING INFORMATION.
 4. DIMENSIONS BELOW ARE FRAME SIZE.
 5. GC TO COORDINATE LOCATIONS THAT REQUIRE TEMPERED GLASS PER CODE

- A 3'-0"W x2'-0"H AWN- PVC BASEMENT
- B 2'-6"W x5'-0"H DH
- C 2'-0"W x3'-2"H DH
- D 1'-6"W x2'-2"H DH
- E 2'-9"W x4'-9"H DH
- F 2'-6"W x3'-8"H DH
- G 3'-2"W x3'-4"H DH
- H 5'-10"W x4'-0"H (2) CASE W/ RESTRICTED OPENING

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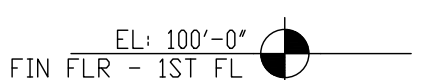
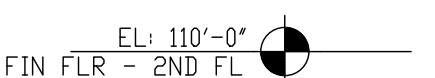
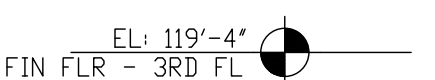
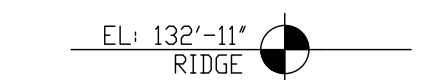
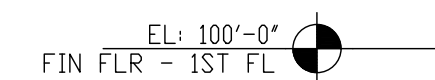
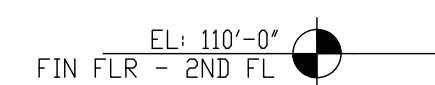
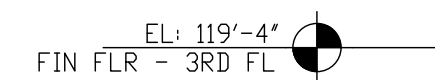
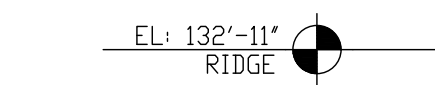
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Revision : Date :

EXTERIOR ELEVATIONS

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1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH NOTES:

1. SIDING TO REMAIN, PATCH REPAIR AS NEEDED TO ACCOMMODATE NEW WORK
2. EXIST'G WINDOW/ DOOR CASING TO REMAIN, NEW PAINT.
3. NEW WINDOW/ DOOR CASING TO MATCH EXIST'G.
4. NEW EGRESS STAIR TO BE PT WOOD, W/ TREX DECKING.

2. EXIST'G WINDOW/ DOOR CASING TO REMAIN, NEW PAINT.

3. NEW WINDOW/ DOOR CASING TO MATCH EXIST'G.

4. NEW EGRESS STAIR TO BE PT WOOD, W/ TREX DECKING.

GENERAL WINDOW NOTES:

1. ALUMINUM CLAD EXTERIOR, WHITE, PRIMED INTERIOR, LOW-E COATING,
INSULATED GLASS, FULL HT SCREENS.
2. PELLA REPLACEMENT OR EQUAL.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL WINDOW
MEASUREMENTS AND ORDERING INFORMATION.
4. DIMENSIONS BELOW ARE FRAME SIZE.
5. GC TO COORDINATE LOCATIONS THAT REQUIRE TEMPERED GLASS PER
CODE


2. PELLA REPLACEMENT OR EQUAL.

3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL WINDOW MEASUREMENTS AND ORDERING INFORMATION.

4. DIMENSIONS BELOW ARE FRAME SIZE.

5. GC TO COORDINATE LOCATIONS THAT REQUIRE TEMPERED GLASS PER CODE

A	3'-0"W	x2'-0"H	AWN - PVC BASEMENT
B	2'-6"W	x5'-0"H	DH
C	2'-0"W	x3'-2"H	DH
D	1'-6"W	x2'-2"H	DH
E	2'-9"W	x4'-9"H	DH
F	2'-6"W	x3'-8"H	DH
G	3'-2"W	x3'-4"H	DH
H	5'-10"W	x4'-0"H	(2) CASE W/ RESTRICTED OPENING


 2'-6"W x5'-0"H DH

 2'-0''W x3'-2''H DH

D 1'-6"W x2'-2"H DH

E 2'-9"W x4'-9"H DH

 2'-6"W x 3'-8"H DH

 3'-2''W x3'-4''H DH

5'-10"W x 4'-0"H (2)
CASE W/ RESTRICTED
OPENING

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Revision : _____ Date : _____

EXTERIOR ELEVATIONS

Date :	14-Apr-2025
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Scale :	AS NOTED
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Project Number :	--
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Drawn by :

A3.1



LEED v4.1 Residential: Multifamily Project Checklist

Project Name:
Date:

Y	?	N		
0	0	0	Integrative Process	1
0	0	0	Credit (D) Integrative Process	1
			Option 1. Installation Contractor Training	1
			Option 2. Integrative Process	1
8	0	0	Location and Transportation	15
			Credit (D) LEED for Neighborhood Development Location	15
2	0	0	Credit (D) Sensitive Land Protection	2
2			Option 1. Previously Developed Land	2
			Option 2. Avoidance of Sensitive Land	1
1	0	0	Credit (D) High-Priority Site	1
			Option 1. Historic District	1
1			Option 2. Priority Designation	1
			Option 3. Brownfield Remediation	1
0	0	0	Credit (D) Surrounding Density and Diverse Uses	5
0	0	0	Option 1. Surrounding Density	3
			Case 1. Surrounding Density	3
			Case 2. Compact Development	1
			Option 2. Diverse Uses	2
3			Credit (D) Access to Quality Transit	3
1			Credit (D) Bicycle Facilities	1
0	0	0	Credit (C) Reduced Parking Footprint	1
			Option 1. No Off-Street Parking	1
			Option 2. Reduce Parking	1
			Option 3. Carshare	1
			Option 4. Unbundling Parking	1
1	0	0	Credit (C) Electric Vehicles	2
1			Option 1. Electric Vehicle Charging	1
			Option 2. Electric Vehicle Charging Infrastructure	1
2	0	0	Sustainable Sites	9
Y			Prereq (C) Construction Activity Pollution Prevention	Required
			Credit (D) Site Assessment	1
1	0	0	Credit (D) Protect or Restore Habitat	1
1			Option 1. On-Site Restoration	1
			Option 2. Financial Support	1
1	0	0	Credit (D) Open Space	1
1			Option 1. Onsite Open Space	1
			Option 2. Access to Open Space	1
0	0	0	Credit (D) Rainwater Management	3
			Option 1. Percentile of Rainfall Events	3
			Option 2. Permeable Lot Area	3
			Credit (D) Heat Island Reduction	2
0	0	0	Credit (D) Light Pollution Reduction	1
			Option 1. BUG Rating Method	1
			Option 2. Calculation Method	1

Y	?	N		
5	0	0	Materials and Resources	13
Y			Prereq (D) Storage and Collection of Recyclables	Required
Y			Prereq (C) Construction and Demolition Waste Management Planning	Required
5	0	0	Credit (C) Building Life-Cycle Impact Reduction	5
			Option 1. Historic Building Reuse	5
5			Option 2. Renovation of Abandoned or Blighted Building	5
0	0	0	Option 3. Building and Material Reuse	4
			Path 1. Maintain a combination of Structural and Non-Structural Elements	4
			Path 2a. Maintain Existing Walls, Floors and Roofs	3
			Path 2b. Maintain Interior Nonstructural Elements	1
			Option 4. Whole-building Life-Cycle Assessment	4
0	0	0	Credit (C) Environmentally Preferable Products	6
			Option 1. Environmentally Preferable Products	6
0	0	0	Option 2. BPDO - Environmental Product Declarations	2
			Path 1. Environmental Product Declaration (EPD)	1
			Path 2. Multi-Attribute Optimization	1
0	0	0	Option 3. BPDO – Sourcing of Raw Materials	2
			Path 1. Responsible Sourcing of Raw Materials	2
0	0	0	Option 4. BDPO - Material Ingredients	2
			Path 1. Material Ingredient Reporting	1
			Path 2. Material Ingredient Optimization	1
0	0	0	Credit (C) Construction and Demolition Waste Management	2
0	0	0	Option 1. Diversion	2
			Path 1a. Divert 50% and Three Material Streams	1
			Path 1b. Divert 50% using Certified Commingled Recycling Facility and One More Materials Stream	1
			Path 2a. Divert 75% and Four Material Streams	2
			Path 2b. Divert 75% using Certified Commingled Recycling Facility and Two More Materials Streams	2
			Option 2. Reduction of Total (Construction and Demolition) Waste Material	2
8	0	0	Indoor Environmental Quality	16
Y			Prereq (D/C) Minimum Indoor Air Quality Performance	Required
Y			Prereq (C) Combustion Venting	Required
Y			Prereq (C) Garage Pollutant Protection	Required
Y			Prereq (C) Radon-Resistant Construction	Required
			Case 1. New Construction	
			Case 2. Renovation of Existing Building	
Y			Prereq (C) Interior Moisture Management	Required
Y			Prereq (D) Environmental Tobacco Smoke Control	Required
Y			Prereq (C) Compartmentalization	Required
			Credit (C) Enhanced Compartmentalization	1
1			Credit (D) No Environmental Tobacco Smoke	1
1	0	0	Credit (D) Enhanced Indoor Air Quality Strategies	4
1			Option 1. Walk-Off Mats	1
			Option 2. Filtration	1
			Option 3. Enhanced Local Exhaust	1
			Option 4. Balanced Whole-Dwelling Unit Ventilation	2
4			Credit (C) Low-Emitting Materials	4

1	0	0	Water Efficiency	12
Y			Prereq (D) Water Use Reduction	Required
Y			Prereq (D) Building-Level Water Metering	Required
0	0	0	Credit (D) Water Use Reduction	10
			Option 1. Total Water Use Reduction	10
			Option 2. Outdoor and Indoor Water Use Reduction	9
6			Path 1. Outdoor Water Use Reduction	3
			Path 2. Indoor Water Use Reduction	6
1	0	0	Credit (C) Water Metering	2
			Option 1. Meter Water Subsystems	1
1			Option 2. Meter Dwelling Units	1

1	0	0	Energy and Atmosphere	34
Y			Prereq (C) Fundamental Systems Testing and Verification	Required
Y			Prereq (D/C) Minimum Energy Performance	Required
			Option 1. Energy Performance Compliance	
			Option 2. Prescriptive Compliance	
			Option 3. Dwelling Unit Energy Simulation	
			Case 1. New Construction	
			Case 2. Major Renovation	
Y			Prereq (C) Energy Metering	Required
Y			Prereq (D) Fundamental Refrigerant Management	Required
0	0	0	Credit (C) Enhanced Commissioning	6
			Option 1. Supply Air-Flow Testing	1
			Option 2. Pressure Balancing	1
			Option 3. Enhanced Commissioning	3
			Option 4. Enhanced and Monitoring-Based Commissioning	1
			Option 5. Envelope Commissioning	2
0	0	0	Credit (D/C) Optimize Energy Performance	18
			Option 1. Energy Performance Compliance	18
			Option 2. New Buildings Institute Family Guide	13
0	0	0	Option 3. Dwelling Unit Energy Simulation	18
			Case 1. New Construction	18
			Case 2. Major Renovation	18
			Credit (D) Whole Building Energy Monitoring and Reporting	1
0	0	0	Credit (C) Grid Harmonization	2
			Case 1. Demand Response Program Available and Participation	2
			Case 2. Demand Response Capable Building	1
			Case 3. Load Flexibility and Management Strategies	2
			Credit (D) Renewable Energy	5
0	0	0	Credit (D) Enhanced Refrigerant Management	1
1			Option 1. No Refrigerants or Low-Impact Refrigerants	1
			Option 2. Calculation of Refrigerant Impact	1
1			Credit (D) Domestic Hot Water Pipe Insulation	1

0	0	0	Credit (C) Indoor Air Quality Assessment	2
			Option 1	1
			Option 2 (1 additional point)	1
0	0	0	Credit (D) Thermal Comfort	1
			Option 1. Radiant Comfort	1
			Option 2. ASHRAE 55-2017	1
			Option 3. ISO Standards	1
1	0	0	Credit (D) Daylight and Quality Views	1
1			Option 1. Daylight	1
			Option 2. Quality Views	1
1	0	0	Credit (D) Acoustic Performance	2
1			Option 1. HVAC Background Noise	1
			Option 2. Envelope Acoustic Performance	1

0	0	0	Innovation	6
0	0	0	Credit (D/C) Innovation	5
			Option 1. Innovation	1
			Option 2. Pilot	1
			Option 3. Additional Strategies	3
			Credit (D/C) LEED Accredited Professional	1

0	0	0	Regional Priority	4
0	0	0	Credit (D/C) Regional Priority	1
			Type here to specify credit	1
0	0	0	Credit (D/C) Regional Priority	1
			Type here to specify credit	1
0	0	0	Credit (D/C) Regional Priority	1
			Type here to specify credit	1
0	0	0	Credit (D/C) Regional Priority	1
			Type here to specify credit	1

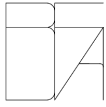
25	0	0	TOTALS	Possible Points: 110
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Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

(D) Design Prerequisite or Credit*

(C) Construction Prerequisite or Credit

*Note that prerequisites and credits awarded during the design review are still subject to verification by the Green Rater during the site visit. If the status of the prerequisite or credit changes based on the site visit, the updated form and documentation must be submitted and reviewed by GBCI.



Environmental Design Review- Transportation Demand Management Plan for 259 Broadway, Arlington
MA 02474

5/20/25

Applicant:
Steve Bouboulis
259 Broadway Realty Trust
131 Johnson Rd
Winchester MA 01890

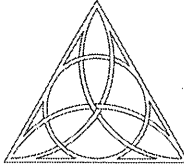
259 Broadway is a 4-unit multi-family rental property on a corner lot which has been included in the recent MBMF zoning overlay district. The proposed project includes interior modifications to equalize the unit sizes (currently one unit is 3x larger than the others) and turn it into a 5-unit rental building, requiring 5 parking spaces. Currently, the site is using the driveway and side yard for parking 5 vehicles. This does not include a small garage which can store an additional vehicle. Under the MBMF district rules parking spaces are not allowed in the required front yard setback area. We are proposing to remove the garage and shift the parking area out of the required front yard setback. In doing so, as referenced on L1.0 Site Plan, the legal parking capacity of this property allows for (4) spaces.

The applicant is looking for a 20% parking reduction on this property and has agreed to implement the following Transportation Demand Management Plan to reduce the use of single occupant vehicles and encourage the use of public transit and bicycling.

- 1) The owner will agree to charge a monthly fee as a separate lease agreement for the tenant(s) who would like to have a parking space. This will be on a first-come basis and will only be available to occupants of the apartments at 259 Broadway.
- 2) For the tenant(s) who are the primary lease holder(s) who do not own a vehicle, the owner will agree to pay a monthly bus pass as a transit subsidy.
- 3) To encourage the use of bicycling, the owner will provide a cargo bike parking spot (short term) and (2) regular bike short term parking spots.

Steve Bouboulis





April 11, 2025

259 Broadway
Arlington, MA

RE: Structural Inspection and Analysis of Roof Structure at 259 Broadway, Arlington MA

To whom it may concern,

Per my site visit & inspection March 6, 2025, I offer the following:

The existing roof structure as inspected is not sufficient to withstand any additional loading due to any proposed Photovoltaic Solar Panels. This analysis is in accordance with IRC2021 Building Code (MA 10th Edition CMR780).

Please call me for any clarifications or questions about the above.

Yours sincerely,


Fergal Brennock PE

MA License # 46244





Property Legal Address

Address: 259 BROADWAY
ARLINGTON MA 02474

Zoning Info

Zoning: **R2 - TWO FAMILY**
Flood Zone Overlay: Not in a Flood Zone
Zoning Overlay District: **Mass Ave/Broadway Multi-Family Housing**
Overlay Type: Multi-Family
Overlay Established: 05/08/2024
Overlay Modified:
Overlay Articles:
Overlay Notes: approved by Special Town Meeting
May 8, 2024

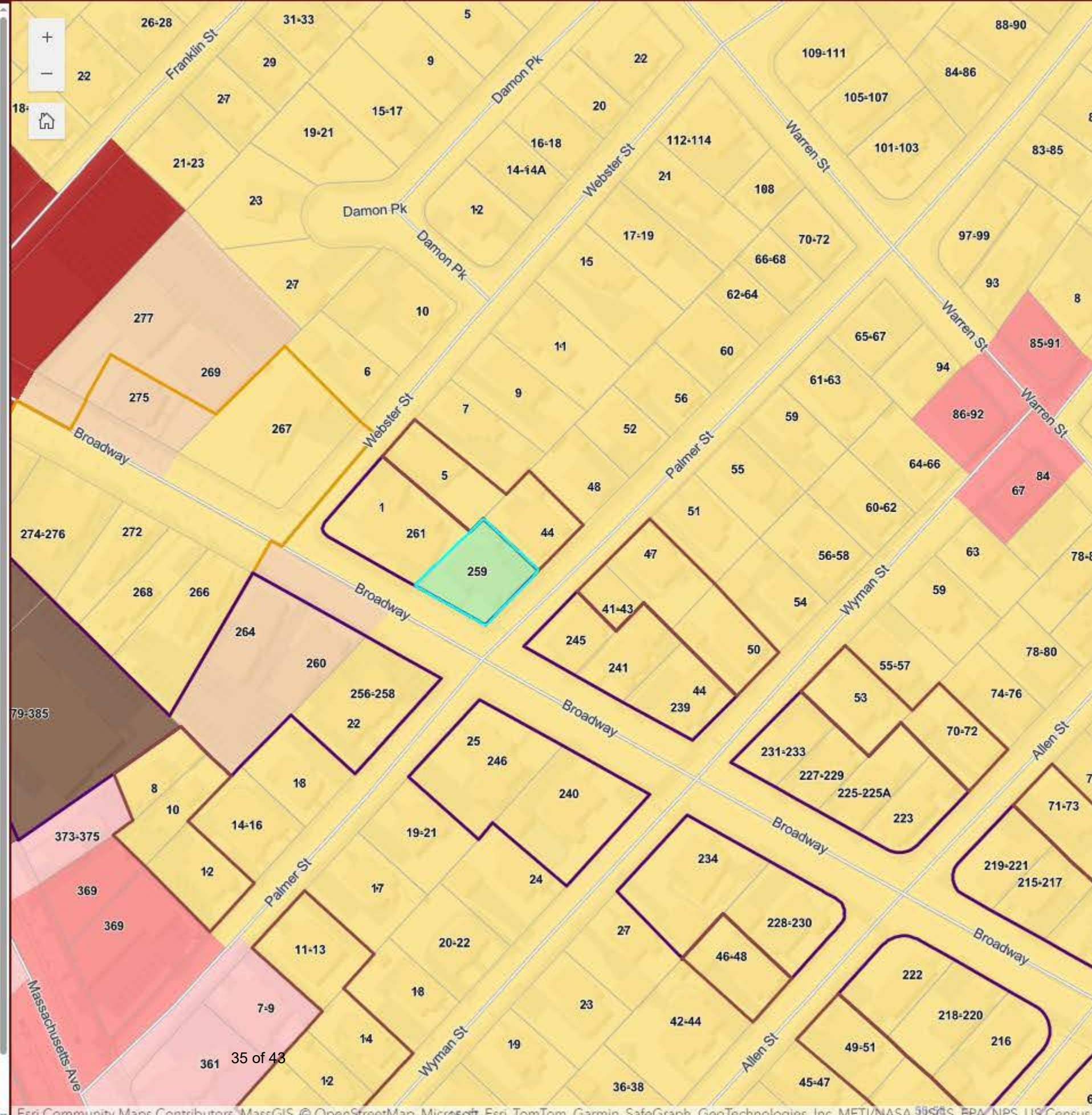
Ownership

Owner(s): BOUBOULIS STEFANOS/ TRUSTEE;
259 BROADWAY REALTY TRUST
Mailing Address: 131 JOHNSON RD
WINCHESTER MA, 01890
Legal Reference: 82626-37
(Book-Page)

Property Info

Assessor Parcel ID: 042.0-0005-0011.0
GIS Location ID: F_751439_2975823
Land Use: 111 - Apts. 4-8
Assessed Land Acres: 0.136
GIS Est. Acres: 0.1355
GIS Est. SqFt: 5,900.65

Assessor Property Card: [Click to View](#)
Building Type: Apts 4-8
Year Built: 1900
Last Renovation Year:
Number of Units: 4
% Heated / % A/C: 100 /
Heating Fuel: Oil
Heating Type: Steam
Full Bath / Half Bath: 4 / 0
Kitchens: 4



Zoning Overlay Districts

Overlay District

- Mass Ave/Broadway Multi-Family Housing
- Neighborhood Multi-Family Housing
- Historic

Arlington Flood Zones (2023 Preliminary)

- A: 1% Annual Chance of Flooding, no BFE
- AE: 1% Annual Chance of Flooding, with BFE
- AE: Regulatory Floodway
- X: 0.2% Annual Chance of Flooding

Parcels with Assessor Info



Zoning Districts

- B1: Neighborhood Office
- B2: Neighborhood Business
- B2A: Major Business
- B3: Village Business
- B4: Vehicular Oriented Business
- B5: Central Business
- I: Industrial
- MU: Multi-Use
- OS: Open Space
- PUD: Planned Unit Development
- R0: Large Lot Single Family
- R1: Single Family
- R2: Two Family
- R3: Three Family
- R4: Town House
- R5: Apartments Low Density



Town of Arlington, Massachusetts
Department of Planning and Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to ensure compliance with M.G.L c.40A, § 3A

To: Arlington Redevelopment Board
From: Claire V. Ricker, AICP Secretary Ex-Officio
Subject: Site Plan Review, 259 Broadway, Docket #3849
Date: May 29, 2025

I. Docket Summary

This is an application by Steve Bouboulis, 259 Broadway Realty Trust, 131 Johnson Road, Winchester, MA 01890, to open Site Plan Review Docket #3849 in accordance with the provisions of the Town of Arlington Zoning Bylaw Section 5.9.3 Site Plan Review.

The applicant proposes to renovate the interior of an existing, nonconforming multi-family building, construct a second egress, and add one additional unit for a total of 5 units. Under the proposal, a new stockade fence, 2 EV chargers, and new landscaping, including 3 street trees, would be installed. The detached garage would be demolished. The applicant has also requested a reduction from the required number of parking spaces (5 spaces) under Section 6.1.5 and will continue to provide 4 spaces in the driveway, including one compact car space.

Materials submitted for consideration of this application include:

- Architectural Plans and Drawings, various dates;
- Application for Site Plan Review, dated 4/22/25;
- Dimensional and Parking Information, dated 5/20/25;
- Impact Statement, dated 4/14/25;
- LEED Checklist, no date;
- Letter – Structural Inspection and Analysis of Roof, dated 4/11/25;
- Existing Conditions Photographs, dated 4/14/25; and
- Transportation Demand Management Plan, dated 5/20/25.

The subject property is located within the Residential Two-Family (R2) zoning district and the Massachusetts Avenue/Broadway Multi-Family Housing (MBMF) Overlay District, which the applicant has elected to apply to this development.

Section 5.9, Multi-Family Housing Overlay Districts, provides a process for the Arlington Redevelopment Board (ARB, or the Board) to review and potentially impose reasonable conditions through Site Plan Review for As of Right Development proposals located within a Multi-Family Housing Overlay District. The ARB shall provide Site Plan Review for projects using the Environmental Design Review Standards set forth in Section 3.4.4 of the Zoning Bylaw.

II. Multi-Family Housing Overlay Districts (Arlington Zoning Bylaw Section 5.9.2)

All site plan reviews applicable to developments under Section 5.9 shall be consistent with the purposes of Section 5.9 and with M.G.L. c. 40A, § 3A, and any Compliance Guidelines issued thereunder, as amended. The purposes of the Multi-Family Housing Overlay Districts are:

- A. To respond to the local and regional need for housing by enabling development of a variety of housing types,
- B. To respond to the local and regional need for affordable housing by allowing for a variety of housing types with affordable housing requirements,
- C. To promote multi-family housing near retail services, offices, civic, and personal service uses, thus helping to ensure pedestrian-friendly development by allowing higher density housing in areas that are walkable to shopping and local services,
- D. To reduce dependency on automobiles by providing opportunities for upper-story and multi-family housing near public transportation,
- E. To encourage environmental and climate protection sensitive development,
- F. To encourage economic investment in the redevelopment of properties,
- G. To encourage residential uses to provide a customer base for local businesses, and
- H. To ensure compliance with M.G.L. c. 40A, § 3A.

III. Site Plan Review/ Environmental Design Standards (Arlington Zoning Bylaw, Sections 5.9.3 and 3.4.4)

1. SPR/EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The applicant is proposing to add an exterior staircase in the side yard, where the driveway is located, on a corner lot. New lawn area is proposed by the applicant, which will result in a slight increase in overall open space. The existing landscaping and walkways will be preserved, with additional shrubs and 3 new street trees added to the property. There is no landscape minimum under the MBMF Overlay District and there will be no changes to the existing grade. The Board can find this condition is met.

2. SPR/EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

The subject property is zoned Residential Two-Family (R2) and is within the Mass Ave/Broadway Multi-Family Housing (MBMF) Overlay District. As this is an interior renovation of an existing building adding a second means of egress, the project will continue to relate to the neighborhood harmoniously. No changes to the building height or footprint are proposed. The Board can find this condition is met.

3. SPR/EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

Proposed changes to open space include 70 square feet of new lawn area that will replace impervious surface in the front yard on Palmer Street. The chain-link fence will be removed from the property and replaced with a stockade fence along the shared rear and side property lines. 4 of the 5 units have direct access to a porch or balcony, although there is no usable open space on the property. The Board can find this condition is met.

4. SPR/EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The applicant is proposing access to the property via foot, bicycle, and automobile. Driveway access is on Palmer Street. The driveway can accommodate 4 vehicles parked tandem.

Vehicle Parking Requirements		
Required parking spaces	5	
Proposed parking spaces	4 *	
Bicycle Parking Requirements		
Use	Long-Term Parking	Short-Term Parking
Required Bicycle Parking	8	1
Proposed Bicycle Parking	8	4

*The applicant proposes one compact car space and 3 full-sized vehicle spaces.

Under the proposal, the number of parking spaces provided will not change. The garage will be demolished with that area continuing to be used for parking. Two EV chargers will be installed, although the locations are not shown on the site plan.

Existing walkways on the site are adequate. Bicycle racks able to accommodate at least one cargo bike will be installed at the rear of the driveway. Long-term bicycle parking will be located down a short flight of stairs in the basement. The applicant should clarify whether a ramp is proposed for the basement stairs and show the location of the proposed racks and 8 long-term spaces on the site plan.

The applicant has submitted a Transportation Demand Management plan and requests a parking reduction from the ARB.

5. SPR/EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

No changes are proposed to surface water run-off on site. The drainage impact of the proposed exterior changes to the building will be minimal. The Board can find this condition is met.

6. SPR/EDR-6 Utilities Service

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

No changes are proposed to the location of existing utilities on the site. Water and electrical connections will be upgraded. The Board can find this condition is met.

7. SPR/EDR-7 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

No advertising features are proposed. The Board can find this condition is met.

8. SPR/EDR-8 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

A trash and recycling enclosure will be located at the rear of the driveway adjacent to bicycle parking as shown in the plans and drawings. Outdoor condensers for each unit's HVAC system will be installed behind the building. The Board can find this condition is met.

9. SPR/EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The interior and exterior of the building is designed to facilitate building evacuation including two forms of egress per unit. The property provides access to the building for fire, police and other emergency personnel and equipment from both Broadway and Palmer Street. The applicant has proposed downlighting fixtures at the main entrances with timer features. The new unit will have access to an upper-story porch with newly installed railings. The Board can find this condition is met.

10. SPR/EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The property at 259 Broadway is listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* and is under the jurisdiction of the Arlington Historical Commission. The Historical Commission may need to review the proposal; if so, this permit shall be conditioned on their approval.

11. SPR/EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

The total proposed impervious area will be less than existing site conditions, and the addition of new plantings and trees will have a positive impact on the immediate environment. The applicant should confirm all plantings shall consist of native, non-invasive species. The Board can find this condition is met.

12. SPR/EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

This applicant has completed a LEED checklist and an evaluation of rooftop solar capacity. The project will utilize sustainable building practices and include energy-efficient systems. In addition, the applicant will comply with the Town's Specialized Stretch Energy Code and the Fossil Fuel-Free Bylaw, which ensure a maximum level of energy efficiency is achieved. The Board can find this condition is met.

IV. Findings

The following findings are for the Board's consideration:

1. The nature and use of the property is consistent with the purpose and intent of Section 5.9, Multi-Family Overlay Districts.
2. The project is consistent with Site Plan Review/Environmental Design Review standards per Sections 5.9 and 3.4 of the Zoning Bylaw.
3. The project will not result in changes that are substantially more detrimental than the existing nonconforming structure or use to the neighborhood.
4. The proximity to bus stops and Transportation Demand Management methods to be employed, which include cargo bike parking, transit pass subsidies for tenants without vehicles, and unbundled on-site parking, justify a parking reduction per Section 6.1.5 of the Zoning Bylaw.
5. Up to 25% of on-site parking spaces, or 1 space, may be sized for compact cars per Section 5.9.4.F(1)(a) of the Zoning Bylaw.

V. Recommended Conditions

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
3. Applicant will obtain the necessary building permits and work with the Town Engineer to ensure compliance with all applicable codes.



Town of Arlington, Massachusetts

Board Calendar Discussion

Summary:

8:15 pm The Board will discuss its summer meeting schedule.

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	ARB_Meeting_Schedule_2025.pdf	ARB Meeting Schedule 2025



ARLINGTON REDEVELOPMENT BOARD

TOWN HALL, ARLINGTON, MASSACHUSETTS 02476

TELEPHONE 781-316-3090

2025 Proposed Meeting Schedule

(updated November 19, 2024)

In general, the ARB meets on the 1st and 3rd Monday at 7:30 p.m. of every month. Monday holidays or other events may cause this schedule to change. If there are no pressing agenda items, meetings may be cancelled.

January 13	July 7
January 27	July 21
February 10	August 4 (<i>tentative</i>)
February 24	September 8
March 10	September 15
March 24	October 6
April 7	October 20
April 14	November 3
May 5*	November 17
May 19*	December 1
June 2*	December 15
June 16	

** Subject to Town Meeting schedule*

NOTE: Holidays in 2025 include the following:

- January 1 – New Year's Day
- January 20 – Martin Luther King Jr. Day
- February 17 – Presidents' Day
- April 12 – first night of Passover
- April 21 – Patriot's Day
- May 26 – Memorial Day
- June 19 – Juneteenth
- July 4 – Independence Day
- September 1 – Labor Day
- September 22-24 – Rosh Hashanah
- October 1-2 – Yom Kippur
- October 13 – Indigenous People's Day
- November 11 – Veteran's Day
- November 27 – Thanksgiving
- December 25 – Christmas Day